BOOK 2

BOOK 10431 PG 84

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL) My Commission Expires Sept. 18, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael H. Woodke	Chase Manhattan Mortgage	149-01-b-77.00-CO
(NAME)	(NAME)	
4728 Billingsgate Road	343 Thornall Street	02DX-07579
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Todd M. Cowles and wife, Traci Elizabeth Cowles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Woodke and wife, Barbara Woodke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 262 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, page 892-894, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Todd M. Cowles and wife, Traci Elizabeth Cowles, by deed from Bill E. Edwards and wife, Tracy W. Edwards, of record in Book 8934, Page 87, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 892-894; Declaration of covenants, conditions and restrictions of record in Book 6236, page 683, as amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6295, page 548; Book 6295, page 556; Book 6295, page 564; Book 6300, page 409; Book 6300, page 423; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; Book 6518, page 190; By-Laws of record in Book 6236, page 708, amended in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; and Book 6300, page 431; Information Brochure in Book 6236, page 726, amended in Book 6295, page 596; Book 6295, page 602; and Book 6300, page 439; Charter of record in Book 7288, page 963; Easements of record in Book 6186, page 238; Book 6251, page 616 and Book 6298, page 491; One half acre reserved for graveyard in Book 854, page 73; Storm water agreement in Book 6782, page 518; Deed of conveyance to Metro Government in Book 6846, page 606; Book 6846, page 653; Document of clarification in Book 6830, page 739; Conveyance to Metro Government in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 4728 Billingsgate Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 24th day of April 19 97

Todd M. Cowles

Traci Elizabeth Cowles

BOOK 10431 PG 85

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd M. Cowles and wife, Traci Elizabeth Cowles:

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Redmond Washington ~~Tennessee~~, this ~~14th~~ 24th day of April, 19 97.

Commission expires 10/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

6530, page 819; Book 6530, page 823; Book 7748, page 432; Book 7748, page 478; Conveyance of open space in Book 6496, page 99; Dedication of common areas in Book 7778, page 366; all of record in the Register's Office for Davidson County, Tennessee.

WARRANTY DEED

4143 04/28 0101 03CHECK 456.70

FROM

Todd M. Cowles and wife, Traci Elizabeth Cowles

TO

Michael H. Woodke and wife, Barbara Woodke

RETURN TO:

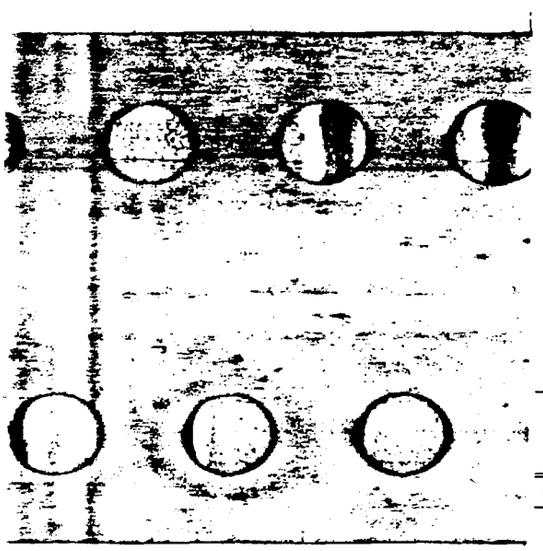
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

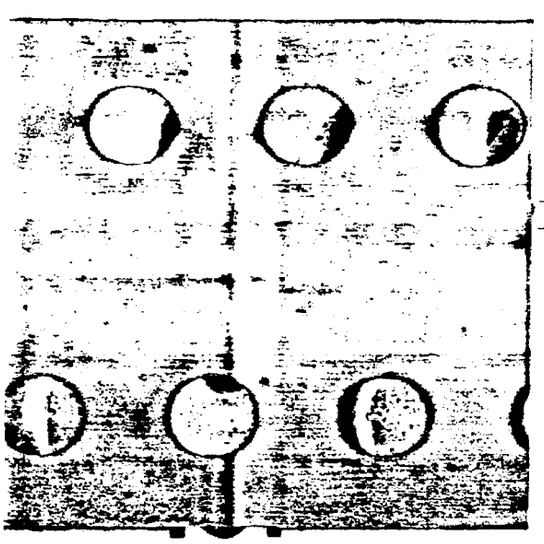
IDENTIF. ↑ REFERENCE

97 APR 28 PM 2:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0298603





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10431 PG 86

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				121000.00
			CON TX	447.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	456.70
			CHECK	456.70
04/28/97	01		14:00 0001	4143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298603
IDENTIF. ↑ REFERENCE

97 APR 28 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144250