This Instrument Prepared By:

James C. Dale III
P.O. Box 198258
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Nashville, TN 37219-8258
(615) 255-7443
BPR No. 2686

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0522445
IDENTIF. ◆ REFERENCE

98 DEC -8 PM 3:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this conveyance is ***$112,400.00***.

Charles Gordon Moffat, Jr.
Affiant

Sworn to and subscribed before me this 8th day of Dec., 1998.

James C. Dale III
Notary Public

My commission expires: 1-26-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel No.**
Charles Gordon Moffat, et ux. 1304 Cadogan Way Antioch, TN 37013	North American Mtg. Co. 231 Erie Ave. Ste. 200 Albion, NY 14411	149-2B-5

7478 12/08 0101 03CHECK 426.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **HOWARD BAKER GOODMAN** and wife, **CATHY COMPTON GOODMAN**, hereinafter referred to as Grantors, for and in consideration of the sum of Ten and No/100 Dollars ***($10.00)***, cash in hand paid, the receipt of which is hereby acknowledged, do hereby grant, sell, bargain and convey unto **CHARLES GORDON MOFFAT JR.**, and wife, **TINA SAMPSON MOFFAT**, hereinafter referred to as Grantees, all their right, title and interest, in and to a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Pages 92-94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to **HOWARD BAKER GOODMAN** and wife, **CATHY COMPTON GOODMAN**, by Deed from **CENTEX HOMES CORPORATION**, a Nevada Corporation, of record in Book 7200, Page 105, Register's Office for Davidson County, Tennessee.

This is improved property known as 1304 Cadogan Way, Antioch, Tennessee 37013.

This conveyance is made subject to:

1. 1998 taxes, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Book 6250, Pages 92-94, said Register's Office.

3. Declaration of covenants and restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association, Bylaws, Master Deed, information brochure and common area work sheets of record in Book 6236, Pages 680-773, said Register's Office and any amendments thereto.

4. Utility easements of record in Book 6186, Page 238, Book 6251, Page 616, Book 6530, Pages 819& 823, Book 6846, Pages 606 & 653, Book 6298, Page 491, Book 6830, Page 739, Book 6608, Page 8, and Book 6546, Page 60, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same as unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their successors and representatives to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of December, 1998.

Howard Baker Goodman
Howard Baker Goodman

Cathy Compton Goodman
Cathy Compton Goodman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

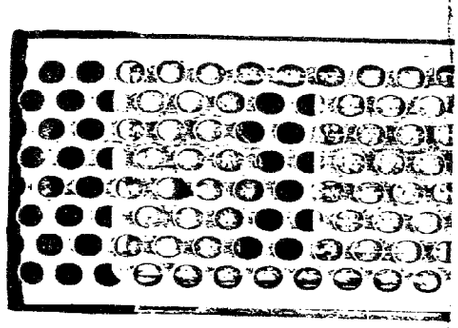
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **HOWARD BAKER GOODMAN** and wife, **CATHY COMPTON GOODMAN** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 8th day of Dec. 1998.

James C. Dale
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/26/02



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

RECEIVED OF _____

FOR _____

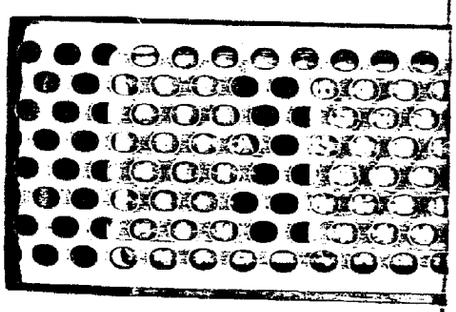
BOOK 11243 PAGE 51

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 112400.00
CON TX 415.88
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 426.88
CHECK 426.88

12/08/98 01 15:27 0001 7478
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0522445
IDENTIF. & REFERENCE

98 DEC -8 PM 3:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382465