Dav. Co. File Box 14-A
jtc file no. 17355-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/04 08:33 2pgs
Fees:13.00 Taxes:603.19
20040827-0103654

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$163,025.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Stephen Knapke **Melissa Maria Knapke**	**Countrywide Home Loans, Inc.**	**Map 173-9A, Parcel 237.00CO**
8303 St. Danasus Drive	**4500 Park Granada**	
Nashville, TN 37211	**Calabasas, CA 91302-1613**	

FOR AND IN 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,

Signature Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Stephen Knapke and Melissa Maria Knapke, husband and wife

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, Tennessee, being Lot No. 178 on the Plan of Lenox Village, Revision to Lots 177 through 188, Phase E, a Planned Unit Development, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to Signature Properties, LLC, a Tennessee limited liability company by deed from Lenox Village I, LLC, a Tennessee limited liability company, of record in Instrument No. 20040308-0025886, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed Restrictions, of record in Instrument No. 20020315-0032825; Declaration of Charter, Easements, Covenants and Restrictions and By-Laws in Instrument No.20020315-0032826, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

This is improved (__X__) Unimproved (_____) property, known as **8303 St. Danasus Drive, Nashville, TN 37211**

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 convenant 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 my/our hand(s) this **24th** day of **August, 2004.**

Signature Properties, LLC, a Tennessee limited liability company

By: _____
John H. Hodsdon, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared John H. Hodsdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the Signature Properties, LLC, a Tennessee limited liability company, within named bargainor, a corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05