Davidson County DEEDWARR
Recvd: 01/31/08 14:45 4 pg:
Fees:22.00 Taxes:0.00
20080131-0010163

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6631540 01/23/08 gh

GENERAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Nancy C. Cawood 2108 Piccadilly Place Nashville, Tennessee 37215	Same	Parcel ID: 144 14 0 030.00

WHEREAS, I, James W. Cawood, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Nancy C. Cawood;

WHEREAS, I now desire to convey to my spouse, Nancy C. Cawood, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, JAMES W. CAWOOD, (the "Grantor") do hereby quitclaim and convey unto my spouse, NANCY C. CAWOOD, (the "Grantee") all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to restrictive covenants of record in Book 2810, page 5, Book 3096, page 210, Book 4984, page 634 and Book 5057, page 251, said Register's Office, and to the matters set forth in the plan of Chickering Estates, Section 3, of record in Book 4460, page 146, Register's Office for Davidson County.

This is improved property known as 2108 Piccadilly Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(i).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25th day of January, 2008.

James W. Cawood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James W. Cawood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 2008.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $0.

Nancy C. Cawood
Affiant

Subscribed and sworn to before me
this 25th day of January, 2008.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Chickering Estates, Section 3, of record in Book 4460, page 146, Register's Office for said County.

Said Lot No. 13 fronts 350.98 feet on the northwesterly margin of Piccadilly Place and extends back 327.7 feet on the easterly line and 455.5 feet on the westerly line to a dead line in the rear, measuring 186.90 feet thereon.

Being the same property conveyed to James W. Cawood and Nancy C. Cawood, by deed of record in Book 9449, page 964, Register's Office of Davidson County, Tennessee.

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