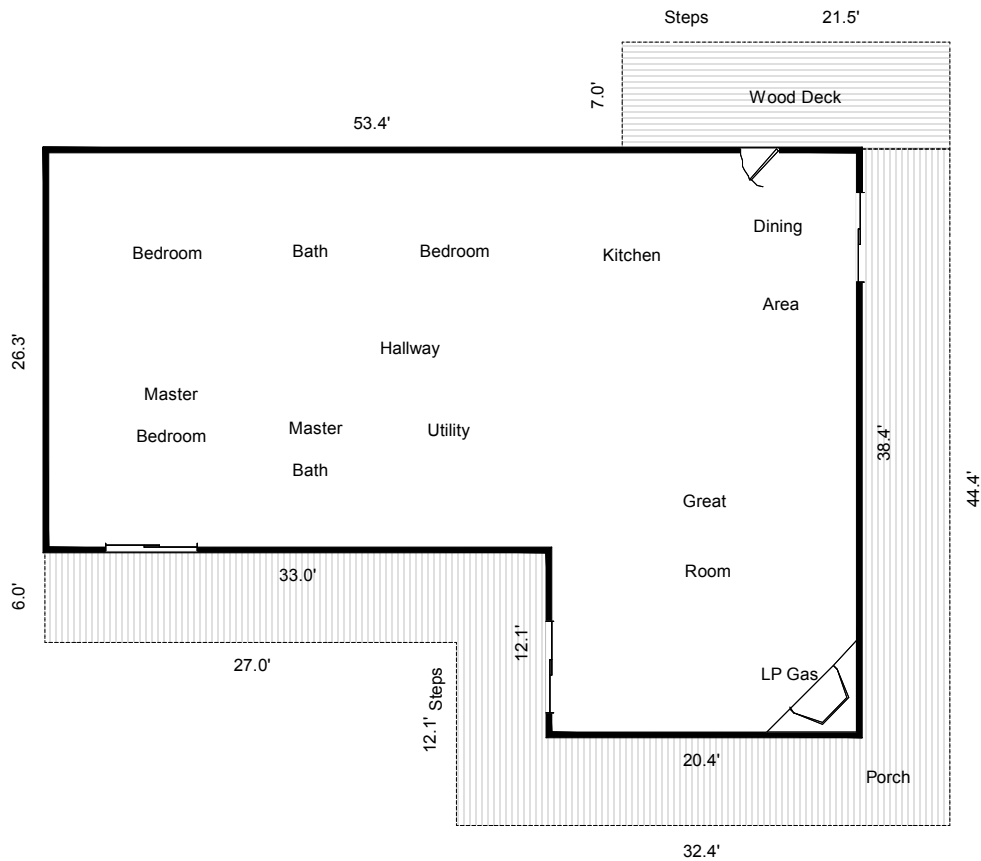


## Building Sketch

Owner	Thomas Childress				
Property Address	Lot 40, Section 7, Michaels Cove Drive				
City	Leitchfield	County	Edmonson	State	KY Zip Code 42754
Client	Dr. Thomas W. Childress, Jr.				



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1651.3	1651.3
P/P	Wrap Around Porch	659.4	
	Wood Deck	150.5	809.9
Net LIVABLE Area		(Rounded)	1651

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	26.3	x 53.4	1404.4
	12.1	x 20.4	246.8
2 Items		(Rounded)	1651

## Deed Description - Page 1

203/457

return to Thomas Childress, Jr.

## DEED OF CONVEYANCE

**FROM:** Steven T. Bowden and Connie Bowden, husband and wife, of 3855 Top Flite Lane, Mason, Ohio, 45040, GRANTORS.

**TO:** Thomas W. Childress, Jr., single, of 2407 Valley Vista Road, Louisville, Kentucky, 40205, GRANTEE, his heirs and assigns.

**TAX BILL TO:** Thomas W. Childress, 2407 Valley Vista Road, Louisville, Ky 40205

**DATE OF CONVEYANCE:** May 14, 2009

**CONSIDERATION:** For and in consideration of the sum of Two Hundred Fifteen Thousand Dollars (\$215,000.00), cash in hand paid.

Deed Tax  
\$215.00

## LEGAL DESCRIPTION

In EDMONSON COUNTY, Kentucky

A certain lot in Oakland Hills Estates on Lake Nolin, in Edmonson County, Kentucky, and being Lot No. 40, Section 7, being Michael's Cove, Oakland Hills Estates on Lake Nolin in Edmonson County, Kentucky, as shown by plat recorded in Plat Book 1, Page 23, records of the Edmonson County Court Clerk's Office.

## SOURCE OF TITLE:

Being the same property conveyed to Steven Todd Bowden and Connie Bowden, husband and wife, from Patsy R. Stamey, single, by Deed dated July 22, 2004, and same being duly recorded in Deed Book 184, Page 651, in the Office of the Edmonson County Court Clerk.

## RESTRICTIONS:

Restrictions of Michaels Cove Subdivision as recorded in Plat Cabinet 1, Page 24, in the Office of the Edmonson County Court Clerk.

## INTEREST CONVEYED:

All to GRANTEE, his heirs and assigns forever.

## WARRANTY PROVISIONS:

General.

## DATE OF POSSESSION:

Upon delivery of deed.

## PAYMENT OF TAXES:

2009 property taxes to be prorated at closing.

## CERTIFICATION OF VALUE:

The Grantors and Grantee certify the consideration stated is the full consideration. The GRANTORS and GRANTEE acknowledge their understanding that falsification of the

457

1

## Deed Description - Page 2

stated consideration or sale price is a Class D felony,  
subject to one to five years imprisonment and fines up to  
ten thousand dollars (\$10,000).

TO HAVE AND TO HOLD the above-described property together with all the rights,  
privileges, appurtenances, and improvements thereunto belonging to the GRANTEE, his heirs  
and assigns forever, with covenant of general warranty of title.

Steven T. Bowden By Ann Petty POA  
Steven T. Bowden, GRANTOR

Thomas W. Childress, Jr.  
Thomas W. Childress, Jr., GRANTEE

Connie Bowden By Ann Petty POA  
Connie Bowden, GRANTOR  
By POA recorded in  
POA Book 5, Page 371  
Edmonson Co. Clerk

FILE FOR RECORD  
2009 MAY 16 AM 11:33  
LARRY CARROLL  
EDMONSON CO. CLERK  
D.C.

NOTARY

COMMONWEALTH OF KENTUCKY  
COUNTY OF HART

This Deed transfer and Certification of Value was acknowledged, subscribed and sworn  
to before me this 14 day of May, 2009, by Steven T. Bowden and Connie Bowden, Grantors,  
to be their free act and deed.

Tracy L. Jones  
NOTARY, State at Large, KY

MY COMMISSION EXPIRES: 5/6/2010

COMMONWEALTH OF KENTUCKY  
COUNTY OF HART

This Deed transfer and Certification of Value was acknowledged, subscribed and sworn  
to before me this 14 day of May, 2009, by Thomas W. Childress, Jr., Grantee, to be his free  
act and deed.

Tracy L. Jones  
NOTARY, State at Large

MY COMMISSION EXPIRES: 5/6/2010

THIS INSTRUMENT WAS PREPARED BY:

Justin Baird  
JUSTIN BAIRD  
BAIRD LAW OFFICE  
P.O. Box 187  
Munfordville, Kentucky 42765  
(270) 524-2004

STATE OF KENTUCKY  
EDMONSON COUNTY

SGT. AMOUNT PAID 17.00

I, Butch Carroll, Clerk of Edmonson County Court, do hereby  
certify that the foregoing instrument was the 14 day of May  
at 11:33 o'clock to be and is with this and foregoing certificate  
duly recorded in my office.  
Given under my hand this 16 day of May, 20 09

EDMONSON COUNTY  
RECORDED IN BOOK  
PAGE 457

BUTCH CARROLL, CLERK

BY [Signature]

458



