RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Map and Parcel 128-16-A-068

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 1544
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To New Owner:
Mr. & Mrs. Tom W. Gauger
529 Tall Trees Lane
Nashville, TN 37209

RECEIVED FOR RECORD
JUL 15 AM 10:54
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

20061187877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, Grantor, has bargained and sold and by these presents do transfer and convey unto TOM W. GAUGER and wife, LORI A. GAUGER, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

BOOK 11573 PAGE 690

Being Lot No. 68 on the Plan of Still Spring Hollow Subdivision, Phase I, Section 3, of record in Book 9700, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, by deed of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

155.30

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictive covenants of record in Book 7963, page 400; as amended in Book 8179, page 464, said Register's Office; (2) All matters on the plan of record in Book 9700, page 484, said Register's Office; (3) By-Laws of record in Book 8294, page 40, said Register's Office; (4) Charter of the Still Spring Hollow Owner's Association of record in Book 7930, page 909, said Register's Office; (5) Public utilities easement granted to Harpeth Valley Utility District of record in Book 9740, page 971, said Register's Office; (6) Taxes for 1999 and future years.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 9th day of July, 1999.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: _____

BOOK 11573 PAGE 691

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ray Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 9th day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 10.21.2002

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Nine Thousand Dollars ($39,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 9th day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 10.21.2002

f:\work\data\g\gmtdp68.wd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11573 PAGE 692

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06118877

REGISTER'S REFERENCE

99 JUL 15 AM 10:54

REGISTER
DAVIDSON CO. TN.

AMT	39000.00
CO TX	144.30
PRFEE	1.00
MOTX	0.00
CFEE	2.00
TOTAL	155.30
CHECK	155.30

10:57 0001 2677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491030