File #200420101

Davidson County DEEDWARR
Recvd: 05/05/04 15:19 2pgs
Fees:13.00 Taxes:1147.00
20040505-0051586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Ledford	First Horizon Home Loan Corp DBA First Tennesse Ho	Map: 160-11-A-115
(NAME) 39 Ashington Lane	(NAME) 100 Bluegrass Pkwy Ste 100	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JESSE L. GOUGH AND WIFE, LINDA J. GOUGH,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PATRICIA LEDFORD, UNMARRIED,** hereinafter called the GRANTEE, her 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 all of Lot No. 115, on the Plan of Revised, Phase IV, Hemmingwood, as shown by plat appearing of record in Plat Book 6900, Page 574, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jesse L. Gough and wife, Linda J. Gough by Warranty Deed dated March 16, 1992 of record in Book 8577, Page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended of record in Book 6892, Page 540, further amended in Book 6925, Page 268, corrected in Book 6948, Page 268, and amended in Book 7269, Page 387 and in Book 7474, Page 205; Agreement of record in Book 6728, Page 673; Easement in Book 7310, Page 777; Charter of record in Book 6704, Page 373 and amended in Book 6936, Page 893 and in Book 7496, Page 163 and further amended and restated in Book 8762, Page 169; Dedication of common areas in Book 6962, Page 404 and re-recorded in Book 7207, Page 84; Sanitary Sewer and/or Storm Drainage Easement of record in Book 10170, Page 584; Easement of record in Book 8125, Page 177; Utility Easement of record in Instrument No. 20001220-0124745 and in Instrument No. 20001220-0124746, any and all matters shown on plat of record in Plat Book 6900, Page 574; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 39 Ashington Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 29th day of April, 2004.

Jesse L. Gough
Jesse L. Gough

Linda J. Gough by Jesse L. Gough, her Attorney in Fact
Linda J. Gough by Jesse L. Gough, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 29th day of April, 2004, before me personally appeared Jesse L. Gough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Linda J. Gough and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 29th day of April, 2004.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064