THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24050-03-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,720,967.49. LOU ANN BASHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Affiant Subscribed and sworn to before me this 29th day of April, 2005. Notary Public My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Mary Ann McCready, Trustee 15 Bancroft Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.144.00-0 Parcel No. 111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Hilton Company, a Tennessee corporation**, referred to, erroneously, in a prior deed as Hilton Company, Inc. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ann McCready, Trustee,** WITH FULL POWER, TO CONVEY OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 15 Bancroft Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/10/05 15:36 3 pgs
Fees:18.00 Taxes:6367.58
20050510-0052898

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2005.

The Hilton Company, referred to, erroneously, in a prior deed Hilton Company, Inc.

By:
Wayne E. Hilton, Sr., President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Wayne E. Hilton, Sr., 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 President (or other officer authorized to execute the instrument) of The Hilton Company referred to, erroneously, in a prior deed as Hilton Company, Inc., the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of April, 2005.

Notary Public

J. MICHAEL MORGAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Bancroft, as of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hilton Company, Inc., a Tennessee corporation by deed dated August 12, 2003 from B. Dallas Hagewood of record in Instrument No. 20030826-0123317, Register's Office for Davidson County, Tennessee. Subject property was erroneously conveyed to Hilton Company, Inc. The correct corporate name is The Hilton Company.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1 amended in Book 10366, page 623 and Book 10564, page 570, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Bancroft Homeowner's Association, Inc. of record in Book 11350, page 856, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7911, pages 385, 389, and 451 and Book 8009, page 109, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.