Record 3rd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/05 08:38 3 pgs
Fees:18.00 Taxes:489.70
20050908-0107883

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2005

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley G. Gooch (NAME)	nBank, N.A. (NAME)	MAP 052-01-0
739 Walnut Street (ADDRESS)	55 Merchant Street, Suite 300 (ADDRESS)	PARCEL 226.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Springdale, OH 45246 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jane Douglas Creek and Donald A. Douglas and Carl E. Douglas, the only Heirs-at-Law of Mary W. Douglas, also known as Mary Emma Douglas, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley G. Gooch and ~~husband~~ wife, Breck Ellen Gooch, ~~Wife and Husband~~ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:
TRACT NO. I: BEING Lot No. 33 and the north 1/2 of Lot No. 32 Block "A" on the Plan of the Resubdivision of Power & Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for said County.

SAID lot and part of lot adjoin and front together 75 feet on the east side of Walnut Avenue and run back between parallel lines 150 feet to a dead line.

TRACT NO. II: BEING the south 25 feet of the west 100 feet of Lot No. 18 on the Plan of Madison Park Subdivision, as of record in Book 421, page 84, Register's Office for said County.

SAID part of said lot fronts 25 feet on the east side of Walnut Avenue, as now located, and runs back between parallel lines, 100 feet to a dead line.

BEING the same property conveyed to Richard B. Douglas and wife, Mary W. Douglas by Warranty Deed dated August 3, 1962, from Dale Richard Covington and wife, Bette H. Covington, of record in Book 3428, page 55, Register's Office for Davidson County, Tennessee. Richard B. Douglas having predeceased Mary W. Douglas, whom has since died July 21, 2005, a resident of Davidson County, Tennessee. Property now vest in the Heirs-at Law of Mary W. Douglas (also

CONTINUED

unimproved ( )
This is improved (X) property, known as 739 Walnut Street, Madison, TN 37115 (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand s this 31st day of August, 2005

Jane Douglas Creek
Jane Douglas Creek

Donald A. Douglas
By: Jane Douglas Creek
Jane Douglas Creek, Attorney-in-fact

Carl E. Douglas
By: Jane Douglas Creek
Jane Douglas Creek, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Douglas Creek, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of August, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jane Douglas Creek, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald A. Douglas and Carl E. Douglas, as their Attorney-In-Fact, and who acknowledged that she as their Attorney-in-fact executed the same as the free act and deed of the said Donald A. Douglas and Carl E. Douglas.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of August, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LEGAL DESCRIPTION CONTINUATION

known as Mary Emma Douglas), Jane Douglas Creek, Donald A. Douglas, and Carl E. Douglas.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Jane Douglas Creek executes this instrument on behalf of Donald A. Douglas and Carl E. Douglas pursuant to the Power(s) of Attorney being placed of record at Instrument No. 20050908-0107881 and 20050908-0107882 in the Register's Office for Davidson County, Tennessee.