Davidson County DEEDWARR
Recvd: 08/30/07 09:59 3 pgs
Fees:18.00 Taxes:9606.33
20070830-0104211

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Richard L. Keister & Linda J. Keister 101 Bancroft Court Nashville, TN 37215	Same	Map 144 Parcel 98

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $2,596,305.08.

Affiant

Sworn to and subscribed before me this 24th day of August 2007.

PATRICIA R. YOUNG NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My commission expires: 7.6.10

Notary Public

For and in consideration the sum of ~~Ten Dollars~~ ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **The Hilton Company** (the "Grantor"), a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto the said **Richard L. Keister and wife, Linda J. Keister** (the "Grantee"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Bancroft, as of record in Plat Book 9700, page 326, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to The Hilton Company, by deed from Rebecca A. Callahan, married, of record in Instrument No. 20041201-0143274 and re-recorded in Instrument No. 20061020-0130597, Register's Office for Davidson County, Tennessee.

This is improved property known as: 101 Bancroft Court, Nashville, Davidson County, Tennessee, 37215.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, their heirs and assigns forever. Grantor

covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 24th day of August 2007.

GRANTOR: THE HILTON COMPANY, a Tennessee corporation

By: _____
WAYNE HILTON, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Wayne Hilton, 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 of **The Hilton Company**, a Tennessee corporation, the within-named bargainor, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing his name as President on behalf of himself and the Corporation, and that he is authorized to execute the foregoing instrument on behalf of the Corporation.

Witness my hand and seal, at office in Brentwood, Tennessee, this 24th day of August 2007.

_____
NOTARY PUBLIC

My Commission Expires:
7.6.10

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable. Map 144, Parcel 98
2. The Plan of record in Book 9700, Page 326, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.
3. Declaration of Covenants, Conditions, and Restrictions for Bancroft including but not limited to easements, assessments, special assessments charges and liens, contained in an instrument of record in Book 10319, Page 1 amended in Book 10564, Page 510,, Register's Office for Davidson County, Tennessee.
4. Charter of Bancroft Homeowner's Association, Inc., of record in Book 11350, Page 855, said Register's Office.
5. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 7911, Page 385; Book 7911, Page 389; Book 7911, Page 451; Book 8009, Page 109, said Register's Office.