Davidson County DEEDWARR
Recvd: 11/06/07 10:52 2 pgs
Fees:13.00 Taxes:8732.00
20071106-0130809

THIS INSTRUMENT PREPARED BY:
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GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

AMERY FRIDENSTINE NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,360,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2007.

Notary Public

My Commission Expires: NOV 22, 2010

Address New Owner As Follows:
Gregory L. Gough
15 Bancroft Place
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
144 00 0 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN MCCREADY, Trustee**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GREGORY L. GOUGH AND WIFE SHERRI E. GOUGH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 Mary Ann McCready, Trustee, by Warranty Deed from The Hilton Company, a Tennessee Corporation dated April 29, 2005, recorded the 10th day of May 2005 as Instrument No. 20050510-0052898, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees agree to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee.

3. Charter of Bancroft Homeowner's Association, Inc., of record in Book 11350, Page 856, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, of record in Book 10319, Page 1, Register's Office for Davidson, Tennessee.

   First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10366, Page 623, said Register's Office.

   Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10564, Page 570, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, Pages 385, 389 and 451 and Book 8009, Page 109, said Register's Office.

This is improved property known as: **15 Bancroft Place Nashville,TN 37215**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 5th day of November, 2007.

Mary Ann McCready, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN MCCREADY, Trustee**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2007

(Notary Seal)

AMERY FRIDENSTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: NOV 22, 2010