BOOK 10031 PG 794

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 8,000.00

Affiant

Sworn to and subscribed before me this 26 day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 1-29-2000

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

5871 04/30 0101 03CHECK 38.60

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Johnny Burroughs, et ux | Same | Map 81-7 |
| | mail 3409 Floyd Ave | Par. 395 |
| | Nashville 37218 | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. J. Newsom, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Johnny Burroughs and wife, Linda Burroughs, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 45 in Cephas Woodards Subdivision of Lots 5 and 6 of the Woodard Property, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the westerly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to W. J. Newsom and wife, Modeline Newsom, by deed from Alfred Z. Kelley, Executor of the Estate of James Edward Stafford, deceased, of record in Book 5847, page 621, Register's Office for Davidson County, Tennessee, the said Modeline Newsom having since died.

This is improved property known as 1817 Cephas Street, Nashville, TN.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns 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 my our hand hands this 26 day of April, 1996.

W. J. Newsom

W. J. NEWSOM

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, W. J. Newsom, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of April, 1996.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

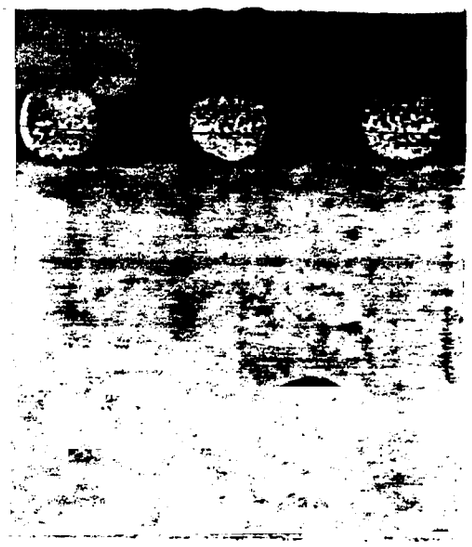
Pam L. Blume

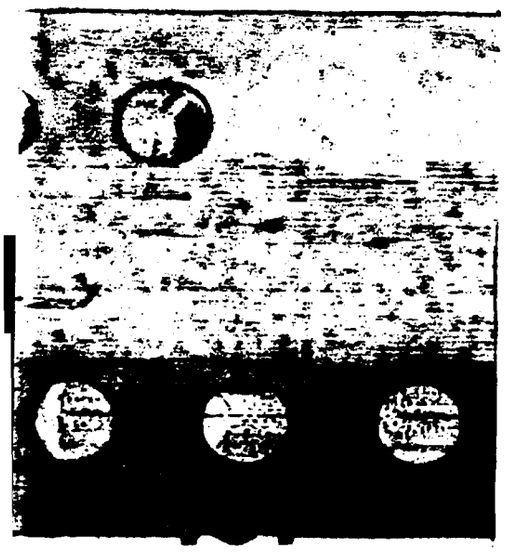
NOTARY PUBLIC

My Commission Expires: 1-29-2000

0176465
IDENTIF. ▲ REFERENCE

96 APR 30 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10031 PG 796

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 8000.00 |
| | | | | CON TX 29.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 38.60 |
| | | | | CHECK 38.60 |
| | | | 04/30/96 01 | 13:29 0001 5871 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176466 IDENTIF. ↑ REFERENCE

96 APR 30 PM 1:26 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

No. 1033914