WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4000.00

Affiant

Sworn to and subscribed before me this 25th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

This instrument prepared by:

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

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, et ux	Same	Map 81-7
2409 Lloyd Ave		Par. 425
Nashville, TN 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, William D. Joslin and wife, Yuvonne Joslin, hereinafter called Grantors, have 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. 24 on the plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 Woodard Plan, of record in Book 161, page 174, Register's Office for said County.
>
> Said Lot No. 24 fronts 50 feet on the easterly margin of Cephas Street or Avenue and extends back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to William D. Joslin and wife, Yuvonne Joslin by deed from William L. Hipps and wife, Permilla C. Hipps of record in Book 7008, page 412, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1920 Cephas Street, Nashville, TN 37208.
>
> 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 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, 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 our hands this 25th day of April, 1996.

William D. Joslin
WILLIAM D. JOSLIN

Yuvonne P. Joslin
YUVONNE JOSLIN

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, William D. Joslin and wife, Yuvonne Joslin, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he she they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of April, 1996.

NOTARY PUBLIC

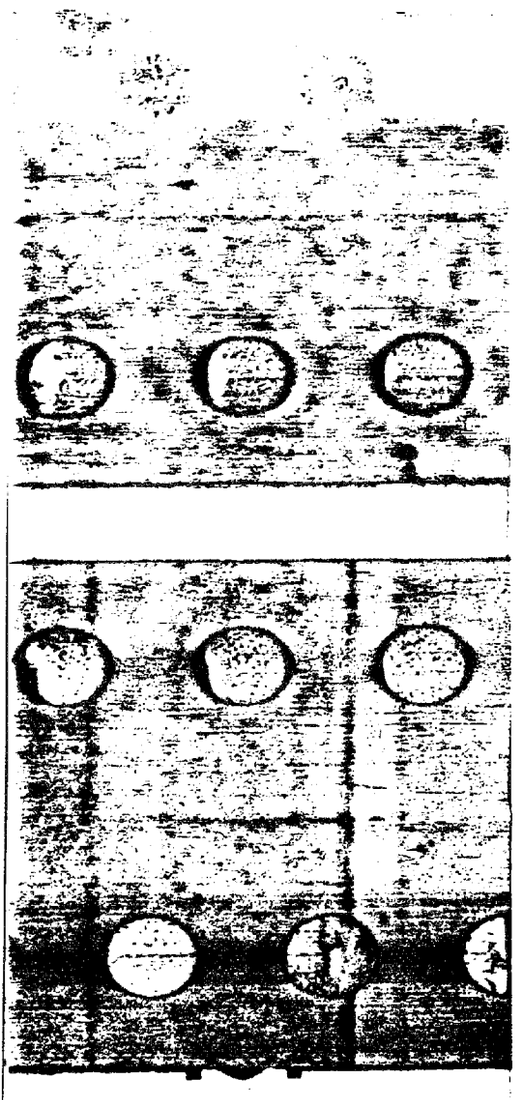
My Commission Expires
9-26-98

0191779
IDENTIF. & REFERENCE

96 JUN 12 AM 9:28
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2441 06/12 0101 03CHECK 23.80



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

RECEIVED OF _____

FOR _____

BOOK 10083 PG 821

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 4000.00
CON TX 14.80
PRFEE 1.00
WDEED 8.00
TOTAL 23.80
CHECK 23.80

06/12/96 01 09:32 0001 2441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191779
IDENTIF. ↑ REFERENCE

96 JUN 12 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050274