BOOK 10393 PG 418

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 7,500.00

Affiant

Sworn to and subscribed before me this 14th day of Feb., 1997.

NOTARY PUBLIC

My Commission Expires: March 21, 1998

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/248-2300

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux.	Same	Map 81-10
3409 Floyd Ave		Par. 93
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, **James Tibbs and wife, Doris Tibbs**, 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:

LAND IN DAVIDSON COUNTY AS FOLLOWS:

BEING PARTS OF LOTS NOS. 32, 33, AND 34 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 24TH AVENUE, NORTH, AT THE INTERSECTION OF THE WESTERLY MARGIN OF SAID 24TH AVENUE, NORTH AND THE NORTHERLY MARGIN OF ROSE, FORMERLY YARBROUGH STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID ROSE STREET, WESTERLY 150 FEET TO A POINT IN THE EASTERLY MARGIN OF A 12 FOOT ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTHWESTWARDLY 50 FEET TO THE SOUTHWEST CORNER OF A PART OF LOT NOS. 32, 33, AND 34 CONVEYED TO LOUISE RITTENBERRY, BY DEED FROM LILLIE BELL SANTI HAM, OF RECORD IN BOOK 1335, PAGE 97, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID RITTENBERRY PROPERTY, EASTWARDLY 145 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY MARGIN OF SAID 24TH AVENUE, NORTH; THENCE WITH THE WESTERLY MARGIN OF SAID 24TH AVENUE, NORTH, SOUTHWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES TIBBS AND WIFE, DORIS TIBBS BY DEED FROM RICKEY DAVIS AND WIFE, SHARON DAVIS, OF RECORD IN BOOK 10348, PAGE 211, SAID REGISTER'S OFFICE.

This is unimprove property known as 1741 24th Avenue, North, 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 my our hand hands this 14th day of Feb., 1997.

James Tibbs

James Tibbs

Doris Tibbs

[redacted]

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, James Tibbs and [redacted] Tibbs, 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 14th day of Feb., 1997.

Chuck Smith

NOTARY PUBLIC

My Commission Expires: March 21, 1998

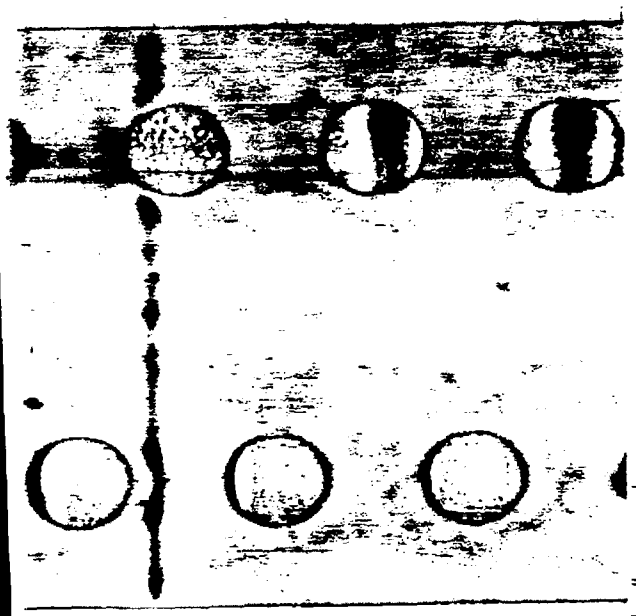
0287638

IDENTIF. + REFERENCE

97 MAR 27 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2077 03/27 0101 CASHIER



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

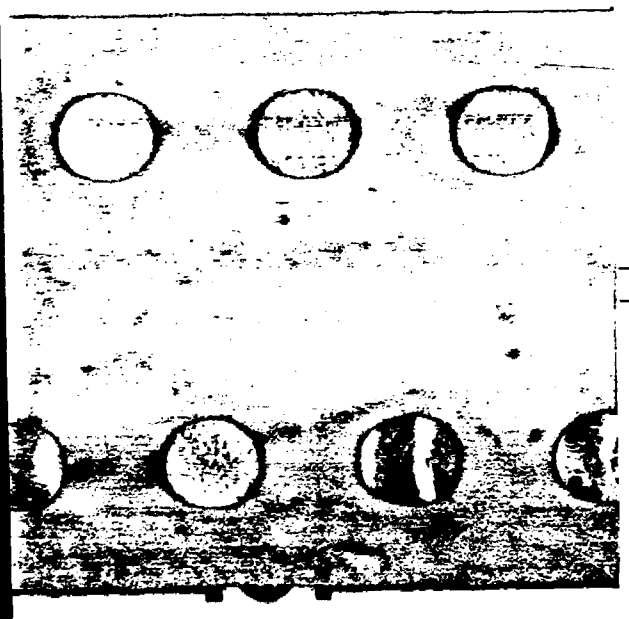
RECEIVED OF _____

FOR _____

BOOK 10393 PG 420

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



CAPT 7500.00
CON TX 27.75
PRFEE 1.00
WDEED 8.00
TOTAL 36.75
CHECK 36.75

03/27/97 01 09:22 0001 2077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287638
IDENTIF. ↑ REFERENCE

97 MAR 27 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132365