BOOK 10950 PG 900

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$80,000.00**.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 30 day of April, 1998.

Linda A. Burroughs
NOTARY PUBLIC

My Commission Expires: Nov 26, 2001

PICK-UP

98 MAY 29 AM 11:44
PELL CLAY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04433387

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Agnes Boyd	Same	Map 81-11
1411 Buchanan Street		Parcel 354
Nashville, TN 37208		

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, **we, Johnny Bourroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Agnes Boyd**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly part of Lot No. 288 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, according to a survey made November 15, 1935, by Erle Drake, County Surveyor, as follows.

Beginning at the southwest corner of Buchanan Street and an alley, being the northwest corner of Lot No. 288; thence with the westerly margin of said alley southwardly 240 feet to the corner of Lots Nos. 288 and 287; thence with the line between said two lots, eastwardly 44.5 feet to what was formerly Roby. Green's southwest corner; thence northwardly, with his westerly line, 218 feet to the southerly margin of Buchanan Street; thence with said Street, westerly 52 feet to the beginning.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Waynick Investments, a Tennessee General Partnership, of record in Book 9919, page 75, said Register's Office.

This is improved property known as 1411 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 3rd day of April, 1998.

Johnny Burroughs
Johnny Burroughs

Linda Burroughs
Linda Burroughs

JOE A. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

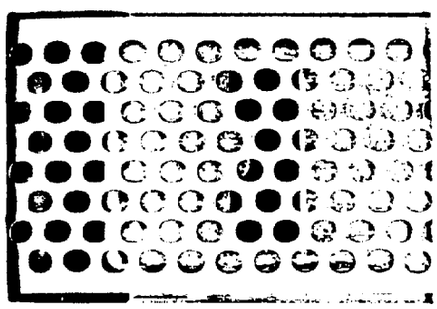
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Johnny Burroughs and Linda Burroughs**, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of April, 1998.

Joe A. Johnson
NOTARY PUBLIC

My Commission Expires: Nov. 26, 2001

3102 05/29 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____

BOOK 10950 PG 902

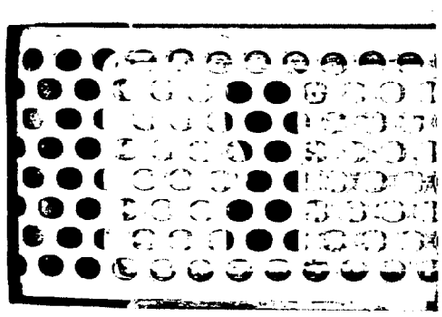
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

∃AMT	80000.00
∃ON TX	296.00
PRFEE	1.00
MDEED	6.00
TOTAL	303.00
CHECK	303.00

05 29 98 01 11846 0001 2102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0443387
IDENTIF. # REFERENCE
98 MAY 29 AM 11:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299048