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

PICK-UP

99 MAY 11 PM 3:54

05855786

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$40,000.00**.

Affiant

Sworn to and subscribed before me this 28 day of April 1999.

NOTARY PUBLIC

My Commission Expires: 4-25-2000

BOOK 11474 PG. 241

ADDRESS - NEW OWNER
AEC Investment, Inc.

SEND TAX BILLS TO:
Same
1704
Mc Daniel St
Nash Tenn 37208

MAP/PARCEL NUMBER:
Map 81-7
Parcel 26

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, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **AEC Investment, Inc.**, hereinafter called "Grantee", 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. 36 in J. R. McDaniel's of A. C. Dudley's Subdivision of the Nichol Property, as of record in Book 161, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts fifty (50) feet on the Northerly side lot McDaniel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Lela Mae Christian, of record in Book 11143, page 361, Register's Office for Davidson County, Tennessee.

This is improved property known as 1704 McDaniel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their 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 myself, my heirs, assigns and

representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 28 day of April, 1999.

Johnny Burroughs
Johnny Burroughs

Linda Burroughs
Linda Burroughs

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 Bargainers, 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 28 day of April, 1999.

Nathaniel Pettis
NOTARY PUBLIC

My Commission Expires: 4-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11474 PG. 243

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05857786

99 MAY 11 PM 3:54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459435