BOOK 11588 PG. 299

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

06159978

99 JUL 26 PM 4:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $18,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 12th day of July, 1999.

Bernice DeMoss
NOTARY PUBLIC

My Commission Expires: 11/27/99

ADDRESS - NEW OWNER
Johnny Burroughs, etux
2409 Lloyd Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 81-15
Parcel 314

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, **Bernice Dawson, 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 "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:

Land in Davidson County, Tennessee, being Lot No. 43 and the east part of Lot No. 44 on the Plan of Bransford Realty Company's Resubdivision of part of Manlove's Addition, as of record in 421, page 53, Register's Office for Davidson County Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lot No. 43 fronts 35 feet on the north side of Thompson Street, and runs back between parallel lines, 135.3 feet, more or less, to an alley. Said east part of Lot No. 44 adjoins Lot No. 43, and fronts 31.8 feet on the north side of Thompson Street, and runs back between lines, 135.3 feet, more or less, to an alley in the rear, on which it measuires 42.4 feet.

Being part of the same property conveyed to Edward C. Dawson by deed from Hattie Dawson, of record in Book 5163, page 436, Register's Office for Davidson County, Tennessee, the said Edward C. Dawson having since died and devised said property to Bernice Dawson, by will of record in Will Book 135, page 196, Probate Clerk's Office for Davidson County, Tennessee.

This is property known as 1736 Knowles 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 12 day of July, 1999.

Bernice Dawson
Bernice Dawson

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

WITNESS my hand and official seal this 12 day of July, 1999.

Maggie McMinn
NOTARY PUBLIC

My Commission Expires: 1/27/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11588 PG. 301

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

0615978
IDENTIF. ← REFERENCE

99 JUL 26 PM 4:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RAMT	1600.00
CON TX	66.60
PRFEE	1.00
MDEED	3.00
CFEE	2.00
TOTAL	77.60
CHECK	77.60

07/26/99 01 16:55 0001 7124

RECEIPT
LEGIBILITY OF WRITING
PRINTING IN THIS SPACE
UNSATISFACTORY WHEN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495398