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

WARRANTY DEED

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State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $20,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 10 day of August, 1999.

Rebecca Blackmon
NOTARY PUBLIC

My Commission Expires: 7/27/2002

RICHARD BLACKMON NOTARY PUBLIC DAVIDSON COUNTY

PICK-UP

99 AUG 10 PM 1:02
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

0622624
IDENTIF. → REFERENCE

ADDRESS - NEW OWNER

AEC Investment, inc.
1704 McDaniel St.
Nashville, Tenn. 37208

SEND TAX BILLS TO:

AEC Investments
1704 McDaniel
Nashville, Tn 37208

MAP/PARCEL NUMBER:

070-09-0
074.00

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 acknowledge, Johnny Burroughs, and wife Linda Burroughs, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto AEC Investments, 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:

Land in Davidson County, Tennessee, being Lots Nos. 32 and 33 on the Map showing the Subdivision called Bordeaxmont, being a subdivision of the J. E. Curtis Land, not of record, and described according to a loan survey made by T. R. Sanford, Surveyor, May 15, 1959, as follows:

Beginning at a point in the southeasterly margin of Valley Avenue at the common corner of Lots Nos. 31 and 32, said point being 676 ½ feet, more or less, southwesterly from the southeasterly corner of the intersection of said Valley Avenue and Curtis Street; thence with the line between said two lots, southeasterly 270 feet, more or less, to a point in the northwesterly line of Lot No. 38; thence with the line between said Lots 32 and 33 and Lots Nos. 38, 39, and 40, southwesterly 246 feet, more or less, toa point; thence along the southwesterly line of Lot No. 33, North 48 1/4 West. 249.25 feet, to a point in the southeasterly margin of said Valley Avenue; thence with the margin of the same, northeasterly 200 feet to the point of beginning.

Being the same property conveyed to Johnny R. Burroughs and wife, Linda M. Burroughs by deed from Christine Spence and husband, Clarence Spence, Delorse McEwen and husband, James McEwen, Jack R. Billington and wife, Barbara Billington, and Murrell Billington and wife, Delorse Billington, heirs-at-law if Signa Louise Billington, of record in Book 8146, page 776, said Register's Office.

It is understood and agreed that Johnny Burroughs and Johnny R. Burroughs are one in the same persons and that Linda Burroughs and Linda M. Burroughs are one in the same persons.

This is improved property known as 2214 Valley Avenue, Nashville, TN.

TO HAVE AND HOLD the said property, with all appurtenances, estate, title, and interest therto belonging to the Grantee, their heirs and assigns forever; and we do 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 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th **day of** August **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 wife, Linda Burroughs, the Bargainer, 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 10th **Day of** August **, 1999.**

Richard Blevins

NOTARY PUBLIC

My Commission Expires: July 27, 2002

4270 08/10 0101 03CHECK 85.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 734

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

0622624
IDENTIF. # REFERENCE

99 AUG 10 PM 1:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	85.00
CHECK	85.00

08/10/99 01 13:00 0001 4278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502455