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 $300,000.00.

Affiant

Sworn to and subscribed before me this 13th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7/27/2002

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

0622625
IDENTIF. + REFERENCE

PICK-UP

ADDRESS - NEW OWNER
AEC Investment, Inc.

SEND TAX BILLS TO:
Same 1704 McDaniel Dr. 37208

MAP/PARCEL NUMBER:
Map See description
Parcel

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:

**SEE EXHIBIT "A" ATTACHED**

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 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of July, 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 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 13th day of July, 1999.

Rachel Blair
**NOTARY PUBLIC**

My Commission Expires: July 27, 2002

**1741 24th Avenue, North Map 91-10, parcel 93**
Land in Davidson County, Tennessee, being part 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, described 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 Lots 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 point of beginning

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from James Tibbs and wife, Doris Tibbs, of record in Book 10393, page 418, Register's Office for Davidson County, Tennessee.

**1817 12th Avenue, North Map 81-7, parcel 350**
Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cephas Woodard's Subdivision, as of record in Book 161, page 174, Register's Office for Davidson County Tennessee, described as follows:

Said Lot No. 85 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Araminta Williams and Talton Williams, of record in Book 8238, page 17, Register's Office for Davidson County, Tennessee, and by deed from Joe Burroughs and Gina Burroughs, of record in Book 11613, page 732, said Register's Office.

**1821 14th Avenue, North Map 91-7, parcel 302**
Land in Davidson County, Tennessee, being the northerly 12 ½ feet of Lot No. 18, and all of Lot No. 20 on the Map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for Davidson County Tennessee, described as follows:

Said part Lot No. 18 and all of Lot No. 20 front together 62 ½ feet on the westerly side of 14th Avenue, North, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Forrest Booker and Madie Williams, of record in Book 9670, page 480, Register's Office for Davidson County, Tennessee.

**1822 14th Avenue, North Map 81-7, parcel 317**
Land in Davidson County, Tennessee, being Lot No. 23 in W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for Davidson County Tennessee, described as follows:

Said Lot No. 23 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to a alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Paul Wilkerson and wife, Elizabeth Wilkerson, of record in Book 10665, page 218, Register's Office for Davidson County, Tennessee.

**825 Goff Street Map 81-8, parcel 4**

Land in Davidson County, Tennessee, being the easterly parts of Lots Nos 5 and 6, and the easterly part of the northerly part of Lot No. 4 in the Subdivision of Lot No. 9 in Owen's Buena Vista Plan of Lots, as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 84, Chancery Court at Nashville, described as follows:

Beginning at the southwest corner of Goff Street and Delta Street, formerly Hamburg Street, being the northeast corner of Lot No. 6; thence with the southerly margin of Goff Street, westerly 56 feet to the northeast corner of the part of said lots formerly owned by Hooberry; thence with Hooberry's easterly line, southerly 102 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 47 feet to the westerly margin of Delta Street; thence with the westerly margin of said street, northerly 102 feet, more or less, to the beginning.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from J. D. Burnett and wife, Carrie Burnett, of record in Book 8091, page 927, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 52, Register's Office for Davidson County, Tennessee.

**1307 Clay Street Map 81-7, parcel 332**

Land in Davidson County, Tennessee, being the East 50 feet of Lots Nos. 45 and 47 on the Plan of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for Davidson County Tennessee, described as follows:

Said parts of said Lots front 50 feet on the southerly side of Clay Street, and run back between parallel lines 135 feet to the northerly line of Lot No. 43.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Uyless Williamson, Sr., and Uyless Williamson, Jr., of record in Book 10726, page 769, Register's Office for Davidson County, Tennessee.

**1704 12th Avenue, North Map 81-11, parcel 462**

Land in Davidson County, Tennessee, being the north 68 feet on the south 150 feet of the west 124 feet of Lot No. 123 on the Plan of D. T. Mc Gavock & Others Addition, as of record in Plat Book 21, page 41, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Faith Organizations in Covenant for Understanding and Service, Inc., a Tennessee Corporation, of record in Book 10108, page 609, Register's Office for Davidson County, Tennessee.

**910 Morrison Street, Nashville, TN 37208, Map 94-4, parcel 250.**

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Johnson Bransford's Subdivision of part of Lot 150 of Judge John McNairy's Mansion House Tract, as of record in Book 161, page 146, Register's Office for Davidson County Tennessee, described as follows:

Said Lot No. 6 fronts 33 feet on the easterly margin of Morrison Street, and runs back between lines 138 feet, more or less feet to an alley in the rear, on which it measures 33 feet.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by trustee's deed from Robert C. Donnell, Trustee, of record in Book 10821, page 873, Register's Office for Davidson County, Tennessee.

**1615 Dr. D. B. Todd, Jr., Blvd. Map 81-15, parcel 121**
Land in Davidson County, Tennessee, being part of Lots No. 75 and 76 in J. M., T. J., and G. W. Harding's Plan of Lots, as of record in Book 21, page 80, Register's Office for Davidson County Tennessee, described as follows:

Beginning with the westerly margin of 18th Avenue, North, formerly Salem Street, 60 feet northerly from the northerly margin of Formosa Street; thence with the westerly margin of said Avenue, northerly 30 feet, 10 inches; thence westerly 105 feet, more or less, to a point on the line between Lots 67 and 77, 90 feet northerly from the northerly margin of Formosa Street; thence with said line, southerly 30 feet to a point 60 feet northerly from the northerly margin of said Street; thence, easterly 110 feet, more or less, to the beginning.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Dewey Burnett, of record in Book 8068, page 371, and by deed from Talton T. Williams and Araminta Williams, of record in Book 8658, page 81, Register's Office for Davidson County, Tennessee.

**1707 10th Avenue, North Map 81-12, parcel 13**
Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, as of record in Book 21, page 23, Register's Office for Davidson County Tennessee, described as follows:

Said Lot No. 286 fronts 50 feet on the westerly side of 10th Avenue, North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Thomas W. Hales, Jr., and wife, Marjorie R. Hales, of record in Book 5254, page 17, and by deed from Talton T. Williams and Araminta Williams, of record in Book 8658, page 46, Register's Office for Davidson County, Tennessee.

279 08/10 0101 03CHECK 1133.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11513 PAGE 740

| | | |
|---|---|---|
| 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 |

0622625

IDENTIF. ← REFERENCE

99 AUG 10 PM 1:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 300000.00 |
| CON TX | 1110.00 |
| PRFEE | 1.00 |
| WDEED | 20.00 |
| CFEE | 2.00 |
| TOTAL | 1133.00 |
| CHECK | 1133.00 |

08/10/99 01 13:01 0001 4279

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1502456