(4)

18B

Instr:200001180005809 Page: 1 OF 4
REC'D FOR REC 01/18/2000 3:32:46PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $925.00

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **January, by and between LELAND D. WATTS and WINNIFRED A. WATTS, hereinafter called GRANTORs, and JOHNNY BURROUGHS and LINDA BURROUGHS, hereinafter called GRANTEEs.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GRANTORs do hereby bargain, sell, transfer and convey unto JOHNNY BURROUGHS and LINDA BURROUGHS, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4101 ALBION STREET, 4103 ALBION STREET, 4105 ALBION STREET, 930 N. 42ND AVENUE, AND 932 N. 42ND AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
LELAND D. WATTS, Signature of Seller

_____
WINNIFRED A. WATTS, Signature of Seller

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LELAND D. WATTS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 10 day of January, ~~199~~ 2000

Notary Public

My Commission Expires: 5/28/2000

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **10th** day of **January, 2000** before me personally appeared LELAND D. WATTS , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS , and acknowledged that he/she executed the same as the free act and deed of said WINNIFRED A. WATTS .

Witness my hand, at office, this **10th** day of **January, 2000.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JOHNNY BURROUGHS and LINDA BURROUGHS
2409 Lloyd avenue
Nashville Tn 37218

Property Address: 4101 + 4103 + 4105 Albion Street and 930 and 932 N. 42nd ave.
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 91.8, PARS 278.01, 278.02

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$250,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **January, 2000.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT NO. ONE: Land in Davidson County, Tennessee, being Lot No. 5 on Plan of Re-Subdivision of ots 7, 8 and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING Map 91-8, parcel 278.01 - 4101 Albion Street, Nashville, TN

BEING the same property conveyed to LELAND D. WATTS, by Quitclaim Deed dated September 26, 1997, from BLC Invesments, Inc., a Tennessee corporation, and recorded in Instrument No. _____, Register's Office for DAVIDSON County, Tennessee.

TRACT NO. TWO: Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Re-Subdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING Map 91-8, parcel 278.04 - 932 N. 42nd Avenue, Nashville, TN

TRACT NO. THREE: Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Re-Subdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING Map 91-8, parcel 278.05 - 930 N. 42nd Avenue, Nashville, TN

TRACT NO. FOUR: Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of Re-Subdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING Map 91-8, parcel 278.03 - 4105 Albion Street, Nashville, TN

TRACT NO. FIVE: Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of Re-Subdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING Map 91-8, parcel 278.02 - 4103 Albion Street, Nashville, TN

BEING the same property conveyed to LELAND D. WATTS, by Deed from B.L.C. INVESTMENTS, INC., A TN CORP, and recorded in Instrument No. immediately prior hereto, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 91.8, PARS 278.01, 278.02 and)

2. All matters as set forth on the Plan of record in Plat Book 3500, page 90, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters which may appear of record.

4. Deed of Trust from LeLand D. Watts to Gaylisa Levine, Trustee, of record in Book 9108, page 75, said Register's Office, to secure to SARAH ROBIN the payment of one note dated — in the original principal amount of 95,500.00, due and payable as set forth therein.