THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$6,000.00**.

Affiant

Sworn to and subscribed before me this 12 day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 4-24-2000

Instr:200001260008598 Page: 1 OF 2
REC'D FOR REC 01/26/2000 1:19:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $22.20

ADDRESS OWNER
Tech Plus, Inc., of Nashville
1265 Kenmore Place
Nashville, TN 37217

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 81-7
Parcel 387 & 413

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 **Tech Plus, Inc., of Nashville**, 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:

Tract I
Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County Tennessee, described as follows:

Said Lot No. 37 fronts 50 feet on the westerly margin of Cephas Street, and extends back between parallel lines 115 feet to an alley in the rear.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from William D. Curley, of record in Book 7303, page 279, and by deed from Talton Williams and wife, Araminta Williams, of record in Book 8658, page 40, Register's Office for Davidson County, Tennessee.

This is property known as 1905 Cephas Street, Nashville, TN 37208

Tract II
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County Tennessee, described as follows:

Said Lot No. 12 fronts 50 feet on the easterly margin of Cephas Street, and extends back between parallel lines 115 feet to an alley in the rear.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Buford F. Drake, of record in Book 10060, page 502, Register's Office for Davidson County, Tennessee.

This is property known as 1826 Cephas 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 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 12 day of Jan., 2000.

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 12 day of Jan., 2000.

Nathan Pate
NOTARY PUBLIC

My Commission Expires: 4-26-2001

NOTARY PUBLIC