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 of value, whichever is greater, for this transfer is **$20,000.00**.

Affiant

Sworn to and subscribed before me this 6 day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 10-25-03

Instr:200001260008599 Page: 1 OF 2
REC'D FOR REC 01/26/2000 1:19:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Tech Plus, Inc., of Nashville	Same	Map 81-7
1265 Kenmore Place		Parcel 374
Nashville, TN 37217		

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:

Being Lot No. 75 on the Plan of Cephas Woodards Subdivision of Lot No. 5 and 6, Woodard Plan, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the easterly 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 of record as Instrument No. 199912080301044, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1920 12th Avenue, North, 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, its 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 6 day of January, 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 6 day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 10-25-03