PICK-UP

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
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 26 day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 10-25-03

Instr:200003070022929 Page: 1 OF 2
REC'D FOR REC 03/07/2000 9:00 52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $22.20

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Peter S. R. Harmer, JR.	Same	Map 81-3
P.O. Box 50764		Parcel 151
Nash, TN, 37205		

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 **Peter S. R. Harmer**, hereinafter called "Grantee", his 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 Lot No. 45 in the Subdivision of Lot No. 37 in Owner Plan of Buena Vista, as of record in Plan Book 1, page 84, Chancery Court at Nashville, Tennessee, and Book 57, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 45 fronts 50 feet on the westerly side of 11th Avenue, North, and runs back between parallel lines, 129 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from I. L. Ivory and wife, Lannie Ivory, of record in Instrument No. 200002140014759, Register's Office for Davidson County, Tennessee.

This is property known as 2305 11th 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, his 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, his 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 26th day of February, 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 26 day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 10-25-03