This Instrument Prepared By:
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Nashville, TN 37217
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File Box 24

Instr:200007060066773 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:28:40AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $45.33

ADDRESS NEW OWNER:
Johnny Burroughs and Linda Burroughs
2409 Lloyd Avenue
Nashville, TN 37218

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 81-11
PARCEL 259
2W-30140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Buford F. Drake and wife, Juanita S. Drake hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Johnny Burroughs and wife, Linda Burroughs, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 50 feet of Lot 348 in McGavock's and Others Addition to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot 348 fronts 50 feet on the westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Buford F. Drake and wife, Juanita S. Drake, by deed from Allen J. Johnson and wife, Geraldine Johnson of record in Book 4904, Page 871, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2000 have been pro-rated and assumed by Grantee(s).

Juanita S. Drake executed this instrument on behalf of Buford F. Drake pursuant to a Power of Attorney of record in Instr: 200006220062379, Register's Office, Davidson County, Tennessee.

This is improved property known as 1717 16th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny Burroughs and wife, Linda Burroughs, their heirs and assigns, forever; and we, Buford F. Drake and wife, Juanita S. Drake do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of June, 2000.

Buford F. Drake, by Juanita S. Drake, Attorney in Fact

Juanita S. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Juanita S. Drake the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Juanita S. Drake with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of June , 2000.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 12,250.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001