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

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

Instr:200008290085343 Page: 1 OF 3
REC'D FOR REC 08/29/2000 1:43:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $118.40

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **August, 2000**, by and between **LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE**, hereinafter called Grantors, and **JOHNNY BURROUGHS and LINDA BURROUGHS, HUSBAND AND WIFE**, 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, I, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOHNNY BURROUGHS and LINDA BURROUGHS, HUSBAND AND WIFE, 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 3227 LINCOLN AVENUE, NASHVILLE, TN 37218.

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 and 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 28 day of August, ~~199~~ 2000

_____
Notary Public

My Commission Expires: 5/30/2004

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **28th** day of **August, 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 **28th** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOHNNY BURROUGHS and LINDA BURROUGHS, HUSBAND AND WIFE
2409 LLOYD AVE
NASHVILLE TN 37218

Property Address:

3227 LINCOLN AVENUE
NASHVILLE, TN 37218

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 70-9, PARCEL 34.02

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 **$32,000.00** 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 **28th** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Land in Davidson County, Tennessee being part of Lot No. 10 on the Plan of H.E. Simpiks' Division of L.G. Curtis Lands, of record in Book 547, page 39, described according to a survey by D.E. Boner, Surveyor, dated November 29, 1963 and further described by John B. Kohl III, Surveyor dated June 29, 1978 as follows: Beginning at a point in the southerly margin of Lincoln Avenue, being North 58 degrees west 180 feet from the common corners of Lot Nos. 8 and 10 in said subdivision, thence south 32 degrees west 200 feet to a point; thence north 58 degrees west 60 feet to a point; thence north 32 degrees east 200 feet to a point in the south margin of Lincoln Avenue; thence along said margin south 58 degrees east 60 feet to the point of beginning.

BEING the same property conveyed to LELAND D. WATTS, by DEED from CHASE MANHATTAN MORTGAGE CORP., of record in INSTRUMENT NO. 200007210072046, 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 70-9, PARCEL 34.02).

2. All matters as set forth on the Plan of record in Plat Book 547, page 39, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Metro Codes Letters of record in Book 10973, page 511, and Book 11188, page 494, Register's Office for Davidson County, Tennessee.

4. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4058, page 814, Register's Office for Davidson County, Tennessee.