Davidson County DEEDWARR
Recvd: 07/11/01 11:05 3pgs
Fees:18.00 Taxes:46.25
20010711-0073870

168

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Johnny Burroughs and wife, Linda M. Burroughs	**New Owner**	Map: 081-140 Parcel 106.00
2409 Lloyd Avenue		
Nashville, TN 37218		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, for Brian Hester, an unmarried person, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife Linda M. Burroughs**, (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of the northerly 100 feet of the easterly 150 feet of Lot No. 8 on the Plan of Georgia Industrial Realty Company's Subdivision, of record in Book 421, page 188, Register's Office for said County.

Said part of lot fronts 25 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Brian Hester by Warranty Deed from Elva Coleman Mosby, of record in Instrument #20010711-0073869, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Book 421, page 88, said Register's Office for Davidson County, Tennessee.
3. Warranty Deed granting Metropolitan Nashville 25 feet of the west side of said property of record in Book 5790, page 816, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1523 23rd Ave. N, Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $12,500,00.

Affiant

Subscribed and sworn to before me this 10th day of July, 2001.

Notary Public

My Commission Expires: 2-9-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of July, 2001.

Brian Hester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **10th** day of **July, 2001**, before me personally appeared Brian Hester, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of **July**, 2001.

Notary Public

NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

My Commission Expires: 2-19-03