Davidson County DEEDWARR
Recvd: 05/08/02 09:08 2pgs
Fees:14.00 Taxes:22.20
20020508-0056525

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.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 23rd day of April, 2002.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Keith Smith	Same	Map 81-7
1605 Emerald Dr.		Parcel 387 and 396
37218		

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 **Keith Smith**, 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:

Tract I: 1815 Cephas Avenue, Map 81-7, parcel 396
Land in Davidson County, Tennessee, being Lot No. 46 in the Woodard Plan, as of record in Book 57, page 21, Register's Office for Davidson County, Tennessee

Said Lot No. 46 fronts 50 feet on the westerly side of Cephas 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 from Thurman McDonald, single, of record in Book 5449, page 701, said Register's Office, the said Johnny Burroughs and wife, Linda Burroughs having since quitclaimed a ½ interest in said property to Talton T. Williams and wife, Araminta Williams, of record in Book 6089, page 438, said Register's Office; the said Talton T. Williams and wife, Araminta Williams having since quitclaimed their ½ interest back to Johnny Burroughs and wife, Linda Burroughs by deed of record in Book 8658, page 48, said Register's Office

Tract II: 1905 Cephas Street, Map 81-7, parcel 387
Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the westerly margin of Cephas Street, and extends back between parallel lines 115 feet to an alley in the rear.

Being the same property conveyed to Johnny Burroughs and Linda Burroughs by Trustee's Deed from Robert F. Spann, Trustee, of record in Instrument No. 20020110-0004022, said Register's Office.

Both Tracts I and Tract II are unimproved property.

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 23rd day of April, 2002.

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 23rd day of April -, 2002.

Thomas C. Jones
NOTARY PUBLIC

THOMAS C. JONES NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 7-24-2004