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

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **November, 2002, by and between JIMMY D. BYFORD and JANETTE E. BYFORD, HUSBAND AND 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, JIMMY D. BYFORD and JANETTE E. BYFORD, HUSBAND AND 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, all of that 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 1904 D.B. TODD JR. BOULEVARD, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, 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 person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 11/21/02 14:33 3pgs
Fees:18.00 Taxes:77.70
20021121-0145008

Jimmy D Byford
JIMMY D. BYFORD
Signature of Seller

Janette E Byford
JANETTE E. BYFORD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JIMMY D. BYFORD, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of November, 2002.

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:

1904 D.B. TODD JR. BOULEVARD
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-7, PARCEL 199

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 **$21,000.00** 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 **18th** day of **November, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

BEING Lot No. 18 on the Plan of W.M. Butler's Subdivision of the 11-3\4 acres as of record in Book No. 57, page 98, Register's Office for Davidson County, Tennessee.

Said lot fronts 45 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines with the northerly margin of an alley 145.6 feet to an alley in the rear.

BEING the same property conveyed to JIMMY D. BYFORD and JANETTE E. BYFORD, HUSBAND AND WIFE, by Warranty Deed from MARTHA W. VESTER, of record in Book 4444, page 746, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 81-7, PARCEL 199).

2. All matters as set forth on the Plan of W.M. Butler's Subdivision, of record in Plat Book 57, page 98, said Register's Office.