Davidson County DEEDWARR
Recvd: 01/06/03 15:51 2pgs
Fees:13.00 Taxes:296.00

20030106-0002162

Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 80,000.00

File #: 2700342

Instrument Prepared By:
Lenders Express Title & Escrow, Inc. 25 Century Boulevard Suite 203 Nashville, TN 37214

MAP + PARCEL 81-7-437.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of December, 2002, by and between Johnny Burroughs and wife, Linda Burroughs, party of the first part, and William Boyd, single, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 81-7-437.00, to wit:

All that certain lot or parcel of land lying and being in the 1st Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 37, on the Plan of Williams and Valentino's Addition, as shown of record in Book 2, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Hometrust Partners, LLC, by Deed from ContiMortgage Corp., dated 10/26/98, recorded 11/12/96, in Book 11201, Page 837, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by Quitclaim Deed from HomeTrust Partners, dated 10/28/02, recorded 11/20/02, as Inst. No. 20021120-0144182, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Register's Office of said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Johnny Burroughs

Linda Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Johnny Burroughs and wife, Linda Burroughs, the within named bargainor(s), 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 by hand, at office, this 26 day of December, 2002.

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 26 day of December, 2002.

Notary Public
My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:
1905 11TH Avenue North
Nashville, TN 37208