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 **$24,000.00**.

Affiant

Sworn to and subscribed before me this 31 day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 10-25-03

Davidson County DEEDWARR
Recvd: 02/13/03 09:27 2pgs
Fees:13.00 Taxes:88.80
20030213-0019718

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Gene George	Same	Map 81-16
		Parcel 25

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", have bargained and sold, and by these presents does transfer and convey unto **Gene George and Teressa George**, 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

Being Lots Nos. 27, 28 and part of Lot No. 25 on the Plan of E. C. Scruggs Subdivision of First Avondale, as of record in Book 161, page 13, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 27, 26, and part of Lot No. 25 front together 126 feet on the southerly side of Greenwood Avenue. Lots Nos. 27 and 26 extend back between parallel lines 140 feet to an alley, and Lot No. 25 runs back to a point as it reaches said alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Ronald Martin, Trustee, of record in Book 5202, page 572, and the same property conveyed to Talton Williams and Araminta Williams, as to a ½ undivided interest, of record in Book 5048, page 530, and the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, as to a ½ undivided interest, by deed of record from Talton Williams and Araminta Williams, in Book 8658, page 77, Register's Office for Davidson County, Tennessee.

This is property known as 1230 Avondale Circle, Nashville, TN 37207.

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, their 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 31st day of January, 2003.

Johnny 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 31 day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 10-25-03