THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/03 10:55 2pgs
Fees:13.00 Taxes:57.35
20030415-0049953

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$15,500.00**.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 1st day of March, 2003.

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:
I. L. Ivory, etux	Same	Map 81-3
2201 14th Avenue, North		Parcel 86
Nashville, TN 37208		

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 **I. L. Ivory and Lanie Ivory**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 in H. N. Myers Plan, as of record in Book 21, page 48, Register's Office for Davidson County, Tennessee

Said Lot No. 1 fronts 57 feet on the West side of 14th Avenue, North, formerly Nance Street, and runs back between parallel lines. Lot No. 1 with the North margin of Spring Street, 150 feet to an alley.

Being the same property conveyed to Talton T. Williams and Araminta Williams, as to a ½ undivided interest, and to Johnny Burroughs and Linda Burroughs as to a ½ undivided interest, from Waynick Investments, A Tennessee Partnership consisting of G. L. Waynick, David Waynick, and Mark Waynick, as of record in Book 8434, page 134, Register's Office for Davidson County, Tennessee, the said Talton T. Williams and Araminta Williams having quitclaimed their interest in said property to Johnny Burroughs and Linda Burroughs by deed of record in Book 8749, page 770, said Register's Office.

These are the same legal descriptions as were on the previous deeds noted above.

This is improved property known as 2201 14th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their 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 1st day of March 2003 February, 2003.

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 1st day of ~~February~~ March, 2003.

Thomas C Jones
NOTARY PUBLIC

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-24-2004