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 10:58 2pgs
Fees:13.00 Taxes:24.05
20030415-0049956

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$6,500.00**.

Affiant

Sworn to and subscribed before me this 26th day of March, 2003.

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:
Johnny Burroughs, etux.	Same	Map 81-18
2409 Lloyd Avenue		Parcel 392 and 393
Nashville, TN 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, **Randall Keith Bowen**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, 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:

Tract No. One:
Land in Davidson County, Tennessee being the northerly one-half of Lot No. 238 on the Plan of North Nashville Real Estate Company's Addition, of record in Book 21, page 105, Register's Office for Davidson, Tennessee, described as follows:

Said part of Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue, North, and runs back between parallel lines 160 feet to an alley.

Tract No. Two:
Land in Davidson County, Tennessee being the southerly one-half of Lot No. 238 on the Plan of North Nashville Real Estate Company's Addition, of record in Book 21, page 105, Register's Office for Davidson, Tennessee, described as follows:

Said part of Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue, North, formerly Vine Street, and runs back between parallel lines 160 feet to an alley.

Both Tracts, being the same property conveyed to Randall Keith Bowen, by deed from Edward Dowe Sharp and wife, Ruth Lee Sharp, of record in Book 10694, page 775, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantor, herein.

This is property known as 1717/1719 Seventh 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 myself, my 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 26th day of March, 2003.

Randall Keith Bowen

Randall Keith Bowen

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, **Randall Keith Bowen**, the Bargainer, 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 and official seal this 26th day of March, 2003.

Thomas C. Jones

NOTARY PUBLIC

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-24-2004