Davidson County DEEDWARR
Recvd: 04/15/03 11:18 2pgs
Fees:13.00 Taxes:49.95
20030415-0049965

WARRANTY DEED

Address New Owner(s):

Johnny and Linda Burroughs
2409 Lloyd Avenue
Nashville, Tennessee 37218

Send Tax Bills to:

Same

MAP-PARCEL NUMBERS
Map: 81-15
Parcel: 408.00

THIS INSTRUMENT WAS PREPARED BY:
Richard Piliponis, Attorney
116 Third Avenue, South
Nashville, Tennessee 37201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00.

Johnny Burroughs, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF March, 2003.

Thomas C. Large
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-14-

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, Johnny Bolton, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto Johnny Burroughs and wife, Linda Burroughs, their successors and assigns, hereinafter referred to as Grantees, the following tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being a part of the Northwest part of Lot No. 2 on the plan of the Joseph D. Hamilton Lands in North Nashville as of record in Plat Book 30, Page 379, Register's Office for Davidson County, Tennessee and likewise shown on the plan for Bransford Realty Company's Subdivision of lots 1, 3 and a part of Lot 2 of said Hamilton land as of record in Plat Book 332, page 166, said Register's Office and described as follows:

Beginning at a point in the south margin of Heiman Street 173 feet west of the westerly margin of 16th Avenue, North; thence southerly 153 feet, more or less, to the north margin of an alley, said point being 172 feet west of the westerly margin of 16th Avenue, North; thence along the northerly margin of said alley westerly 33 feet; thence northerly 153 feet, more or less, to the south side of Heiman Street; thence East with the margin of the same 33 feet to the point of beginning.

Being the same property conveyed to Johnny Bolton by Warranty Deed from Jean Ellen Robinson of record at Instrument # 20030331004122, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines of record.

( ) Unimproved
This is (x) Improved Property known as 1609 Heiman Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, 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.

IN WITNESS WHEREOF, We have hereto set our hands on this the 25th day of March, 2003.

JOHNNY BOLTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Johnny Bolton, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes contained therein.

With my hand and official seal at Nashville, Tennessee, this 25th day of March, 2003.

NOTARY PUBLIC

SONYA L KEMPER 336596 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

5-29-05