Davidson County DEEDWARR
Recvd: 06/03/03 11:15 2pgs
Fees:13.00 Taxes:61.05

20030603-0075408

74.05

New owner

Send Tax Bills To: ~~Johnny Burroughs~~ ~~1309 Lloyd ave~~ ~~Nashville 37218~~

This Instrument Prepared By
Daniel Lain
Joelton, Tennessee

map 81-11 Parcel 188

Warranty Deed

The Grantor(s) *Elza D. Lewis* of the County of Davidson State of Tennessee for and in consideration of TEN & 00/100 Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants conveyance unto Johnny & Linda Burroughs herein after called Grantee (s) the following described real estate in the County of Davidson, State of Tennessee to wit:

Being part of Lot No. 401 on the Map of the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County, and being known as Lot No. 3 on the map of a Resubdivision of said Lot No. 401, as mentioned in the Will of Ed Mrzena, of record in Will Book 62, page 361, Office of and County Clerk for said County, and described as follows:

Beginning at a point in the east margin of 18th Avenue, North as now widened, in the common line between Lots 401 and 402, being in the south line of Lot 401; thence easterly along the line between said lots 186.3 feet, more or less, to the west margin of an alley; thence with the margin of the same, northerly 28 feet to a point; thence westerly 180.2 feet, more or less, in the easterly margin of 18th Avenue, North, as now widened; thence with the margin of the same, southerly 28 feet to the beginning.

Being the same property conveyed to David Anderson by deed from Virginia B. Sherling, Executrix of the Estate of Randolph Sherling, deceased, of record in Book 8225, page 443, Register's Office for Davidson County, Tennessee. Kathy R. Anderson joins in this conveyance to convey any interest she may have as the wife of David Anderson. **

This description is the same as used in previous deed.

This is improved property at 1634 D. B. Todd, Jr. Blvd., Nashville, Tennessee.

Subject to a Deed of Trust of record in book in book 8625, page 440, Register's Office for Davidson County, Tennessee. **and being the same property conveyed to Elza Lewis by deed from David Anderson, of record in Book 8625, page 440, said Register's Office.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said grantee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of

said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, _____.

In Witness Whereof, the said grantor(s) has (have) hereunto set his (their) hands and seals this 18th day of, April 20 03, A.D.
Signed Sealed and Delivered in our Presence

+ Elizabeth Ferris

+ Elizabeth Ferris
Seal

_____

_____
Seal

State of Tenn
County of Davidson

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 18th day of April, 20 03 A. D.,

Notary Public
My commission expires 9-24-05

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $ 16,500.

Affiant

Sworn to and subscribed before me this 16 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-04