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: 08/08/03 11:43 2pgs
Fees:13.00 Taxes:62.90

20030808-0113326

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 17,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 6th day of August, 2003.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-04

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER
Johnny Burroughs, etux
2409 Lloyd Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 82-3
Parcel 136

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, **Ruby M. McClellan**, 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:

Being Lot No. 10 in A. C. Webb's Subdivision of the Gatewood Lot (unregistered), the same being improved property known 907 North Second Street.

Being the same property conveyed to Nollie E. Young, by deed from Kenneth M. Young, Carolyn Gail Wittenberg, Argie Lynn Bulla, Susan Elaine Ridley, and John Buffaloe, guardian ad litem for James Russell Young, Jr., and Liza Allen Young, of record in Book 4788, page 804, Register's Office for Davidson County, Tennessee, the said Nollie E. Young having since died and having devised said property to Ruby McClellan by will of record in 3102\570877, Probate Clerk's Office for Davidson County, Tennessee.

This deed is drafted from information furnished to the draftsman, and no warranty is made by the draftsman as to the condition of the title to the above-described property.

This is improved property known as 907 North Second Stret, Nashville, TN 37207.

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 6th day of ~~July~~ August, 2003.

Ruby M. McClellan

Ruby M. McClellan

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, **Ruby M. McClellan**, the Bargainer, 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 therein contained.

WITNESS my hand and official seal this 6th day of ~~July~~ August, 2003.

Thomas C Jones

NOTARY PUBLIC

My Commission Expires: 7-24-2004