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 11:46 2pgs
Fees:13.00 Taxes:107.30
20030808-0113328

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 29,000.00.

Johnny Burroughs
Affiant

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

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: _____

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| **Johnny Burroughs, etux.** | Same | Map 081-60 |
| 2409 Lloyd Avenue | | Parcel 015.00 |
| 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, **Capital Journey, LLC**, 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:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 88 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, pages 3 & 4, Register's Office for Davidson County, Tennessee.

Said Lot No 88 fronts 53.60 feet on the south margin of O'Neal Drive, and runs back 168.0 feet on the east line and 156.7 feet on the west line, to a dead line measuring 36.0 feet thereon.

Being the same property conveyed to Capital Journey, LLC, by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, of record in Instrument No. 20030726-0104374, said Register's Office.

This is property known as 2703 O'Neal Drive, 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, his 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 6 day of August, 2003.

CAPITAL JOURNEY, LLC
By:

Chief Manager
(Name) (Title)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of **Capital Journey, LLC,** a limited liability corporation, and is authorized by the limited liability corporation to execute this instrument on behalf of the limited liability corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability corporation by himself as _____.

WITNESS my hand and seal, at Office this 6th day of August, 2003

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-04.