THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 15th day of September, 2003.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004

Davidson County DEEDWARR
Recvd: 10/23/03 12:02 2pgs
Fees:13.00 Taxes:185.00
20031023-0156800

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Bordeaux Community Development Corporation	Same	Map 81-7
2312 Lloyd Ave Nashville 37218		Parcel 373

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, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Bordeaux Community Development Corporation**, 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: There is a Deed of Trust being recorded with Warranty Deed.

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Cephas Woodard's S/D of Lots 5 and 6 of the Thomas Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the easterly side of Twelfth Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet, to an alley.

Being the same property conveyed to Johnnie Burroughs and wife, Linda Burroughs, by deed from Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5388, page 827, Register's Office for Davidson County, Tennessee.

Johnnie Burroughs and Johnny Burroughs being one in the same persons.

This is improved property known as 1918 Twelfth Avenue, North, Nashville, TN .

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his 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, 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 15th day of September, 2003.

Johnny Burroughs **Linda Burroughs**

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, **Johnny Burroughs and Linda Burroughs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 2003.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE