Davidson County DEEDWARR
Recvd: 05/05/04 13:23 2pgs
Fees:13.00 Taxes:203.50

20040505-0051400

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 $55,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 30th day of April, 2004.

Thomas C. Jones
NOTARY PUBLIC

My Commission Expires: 7-24-04

PICK-UP

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER
Derrick Clendening
815 Ramsey St.

SEND TAX BILLS TO:
Same
37206

MAP/PARCEL NUMBER:
Map 71-15
Parcel 179

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 **Derrick Clendening**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 243 and 244 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 243 and 244 front 25 feet each on the easterly side of Pennock Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Nancy M. Ryans, of record in Instrument No. 20030808-0113332, Register's Office for Davidson County, Tennessee.

This is improved property known as 1333 Pennock Avenue, Nashville, TN 37207.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee.

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 are 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 30th day of April, 2004.

Johnny Burroughs
Johnny Burroughs

Linda 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 30th day of April, 2004.

Thomas C. Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE