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 $5,500.00.

Affiant

Sworn to and subscribed before me this 13 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 27 2007

Davidson County DEEDWARR
Recvd: 05/14/04 15:55 2pgs
Fees:13.00 Taxes:20.35

20040514-0057170

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux.	Same	Map Map 81-11
2904 Lloyd Avenue		Parcel 195
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, **Katherine Osborne and Ada Osborne, the only heirs-at-law of Gertrude Daugherty, deceased**, 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 the south 33 1/3 feet of Lot No. 385 on D. T. McGavock and Others Second Addition called the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lot fronts 33 1/3 feet on the west side of 17th Avenue, North, formerly James Street, and runs back between parallel lines 170 feet to an alley in the rear.
>
> Being the same property conveyed to Gertrude Daugherty by deed from Gillie Annie Arrington, Dallas E. Arrington and Arthur A. Arrington, and by deed from Eula Patterson by deed of record in Book 2901, page 53, Register's Office for Davidson County, Tennessee.
>
> This is property known as 1609 17th Avenue, North, 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 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, 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 3 day of March, 2004.

Katherine Osborne
Katherine Osborne

Ada Osborne (Mary)
Ada Osborne

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, **Katherine Osborne and Ada Osborne**, 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 3 day of March, 2004.

TAMMY CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 27 2007