2nd
Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 14:34 2pgs
Fees:13.00 Taxes:46.25

20040604-0066278

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$12,500.00.**

Affiant

Subscribed and sworn to before me this _____ day of _____, 2004

Notary Public
My Commission Expires: _____
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Johnny Burroughs	SAME	082-07-0-027.00
2409 Lloyd Avenue		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary Lou McKennon and Lanny William Worsham**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Johnny + Linda Burroughs**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the north half of Lot No. 10 on the plan of Shields, Davis, Sharpe and Horn's Subdivision, of record in Book 57, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Lou McKennon and Lanny William Worsham, by Successor Trustee's Deed from Monica D. Edwards, Successor Trustee, on May 14, 1998, of record in Book 10932, page 83, Register's Office for Davidson County, Tennessee. The said Lanny William Worsham having since deceased on November 16, 2001, leaving property to Mary Lou McKennon by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 86, Register's Office Davidson County, Tennessee.

This is improved property known as: **812 North 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2004.

Mary Lou McKennon

Mary Lou McKennon

BY: Ronald E. Wright attorney-in-fact
Ronald E. Wright, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Ronald E. Wright, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mary Lou McKennon, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mary Lou McKennon, the bargainor(s), by the said Ronald E. Wright, as Attorney-in-Fact.

WITNESS my hand and seal this 4 day of June, 2004.

NOTARY PUBLIC My Commission Expires: 8/30/06

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.