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 $47,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 16th day of March, 2004.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: July 24-2004

THOMAS C. JONES NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 06/16/04 11:41 2pgs
Fees:13.00 Taxes:173.90
20040616-0071131

ADDRESS - NEW OWNER
Patricia Leggs
3337 Spencer Hill
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 082-3
Parcel 124.01

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 **Patricia Leggs**, hereinafter called "Grantee", her 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, being Lot No. 3 on the Plan of W. T. Fitspatrick's re-subdivision of Lots 15 to 22, and 10 feet of Lot 14 of the Benedict Land Company's Subdivision, as of record in Book 421, page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Wilson Enterprises, of record in Instrument No. 20040616-0071130, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1019 North 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her 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, her 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 26th day of March -, 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 26th day of March -2004,

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004