Davidson County DEEDWARR
Recvd: 07/20/04 14:40 2pgs
Fees:13.00 Taxes:92.50

20040720-0086656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Johnny Burroughs	NEW OWNER	Map 81
2409 Lloyd Ave.		Group 7
Nashville, TN 37218		Parcel 24

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Roger L. Edwards and wife, Ida L. Edwards

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Johnny Burroughs and wife, Linda Burroughs

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a portion of Lots 37 & 38 on the Plan of A.C. Dudley's Subdivision of the McDaniel Tract as of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the west margin of Eighteenth Avenue, North, said point being 70.11 feet north of the intersection of the northern right-of-way margin of McDaniel Street with the western right-of-way margin of Eighteenth Avenue, North; thence leaving said right-of-way N 86 deg. 47' W 101.96 feet to a point; thence N 9 deg. 45' E 51.79 feet to a point; thence S 82 deg. 52' 23" E 96.25 feet to a point in the west margin of Eighteenth Avenue, North; thence S 3 deg. 10' W 44.89 feet to the point of beginning, containing 0.11 acres, more or less.

Being the same property conveyed to Roger L. Edwards and wife, Ida L. Edwards by deed from Charles Michael Rose, unmarried, of record in Book 9728, Page 498, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 10, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2103 18th Ave. North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 19th day of July, 2004.

Roger L. Edwards
Roger L. Edwards

Ida L. Edwards
Ida L. Edwards

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 Roger L. Edwards and wife, Ida L. Edwards, 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 at Nashville, Tennessee, this 19th day of July, 2004.

My Commission Expires: 01/29/05

Notary Public

