Davidson County DEEDWARR
Recvd: 08/19/04 08:47 3pgs
Fees:18.00 Taxes:240.50

20040819-0100114

Address New Owners:
Johnny Burroughs, Talton Williams, etal
700 Craighead St #103
Nashville, TN 37204

Map Parcel No:
81-7-628

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Johnny Burroughs and wife, Linda Burroughs

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey **a one-half undivided interest** unto

Talton Williams and wife, Araminta Williams

hereinafter called the grantees, their heirs and assigns, in the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs from Roger L Edwards and wife, Ida L Edwards of record instrument # 20040720-0086655, Register's Office for Davidson County., Tennessee.

This is improved property known as: **1700 McDaniel St, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 17th day of August, 2004.

Johnny Burroughs

Linda Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnny Burroughs and wife, Linda Burroughs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm. Exp. Nov. 25 2006

Commission expires 11-25-06 Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Araminta Williams

AFFIANT

Subscribed and sworn to me this 17th day of August, 2004.

Commission expires 1/29/05 Notary Public

This instrument prepared by:
Araminta Williams
700 Craighead St., Suite 103
Nashville, TN 37204

WILLIAM C. McCULLOUGH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being a 0.17, more or less, acre portion on the unrecorded plat of the Hurschel C. Rose property, as of record in Book 4327, Page 207, and Book 4891, Page 422, Register's Office for Davidson County, Tennessee.

Said tract of land further described as being a portion of Lots 37 and 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 an intersection of the westerly margin of Eighteenth Avenue North and the northerly margin of McDaniel Street; thence running with the said margin of McDaniel Street north 84 deg. 00 minutes west a distance of 109.20 feet to the common front corner of Lots 36 and 37 on the said plan of A.C. Dudley's Subdivision of the McDaniel Tract; thence leaving the said margin of McDaniel and running with the said common line of Lots 36 and 37 north 9 deg. 45 minutes east a distance of 63.21 feet to a point; thence leaving said common line and running with the rear line of an existing building south 86 deg. 47 minutes east a distance of 101.96 feet to a point lying on the westerly margin of Eighteenth Avenue North; thence running with the said margin south 3 deg. 10 minutes west a distance of 70.11 feet to the point of beginning.

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 9206, Page 115, Register's Office for said County.