record first

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 $45,000.00.

Affiant

Sworn to and subscribed before me this 25 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7-19-2008

Davidson County DEEDWARR
Recvd: 03/04/05 10:58 2 pgs
Fees:13.00 Taxes:166.50

20050304-0024168

THOMAS C. JONES NOTARY PUBLIC AT LARGE TENNESSEE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Patricia Leggs	Same	Map 82-3
907 N. 2nd Street		Parcel 136
Nashville, TN 37207		

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:

> Being Lot No. 10 in A. C. Webb's Subdivision of the Gatewood Lot (unregistered), the same being improved property known as 907 North Second Street, Nashville, Tennessee.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Ruby M. McClellan, of record in Instrument No. 20030808-0113326, Register's Office for Davidson County, Tennessee.
>
> This deed is drafted from information furnished to the draftsman, and no warranty is made by the draftsman as to the accuracy of said legal description, or to the condition of the title to the above-described property.
>
> This is property known as 907 N. Second 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 ourselkves, 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 1st day of January, 2005.

Johnny 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 17 day of ~~January~~ February, 2005.

NOTARY PUBLIC

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-19-2008