THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/05 09:54 2 pgs
Fees:13.00 Taxes:55.50
20050930-0117553

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00.

Affiant

Sworn to and subscribed before me this 15 day of September 2003.

NOTARY PUBLIC

My Commission Expires: 7-24-2004

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER
Johnny Burroughs

SEND TAX BILLS TO:
Same
2409 Floyd Ave

MAP/PARCEL NUMBER:
Map 81-7
Parcel 292

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, **Herman Banjamin and wife, Carletter Benjamin**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantee", their 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. Thirty-Six (36) on the Map of Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee,
>
> Said Lot No. 36 fronts 50 feet on the westerly side of 14th Avenue, North, and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Herman Benjamin and wife, Carletter Benjamin by deed from Michael W. Cothern and wife, Donna M. Cothern, of record in Book 10681, page 234, said Register's Office.
>
> This is property known as 1919 14th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their 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, 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 my hand this 15th day of September, 2003.

Herman F Benjamin
Herman Benjamin

Carletter L. Benjamin
Carletter Benjamin

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, **Herman Banjamin and Carletter Benjamin**, 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 15th day of September, 2003.

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-24-2004

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE