Information was provided from parties involved. No search of public records was performed.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/05 14:07 2 pgs
Fees:13.00 Taxes:40.70

20051228-0155488

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 1\800.

Affiant

Subscribed and sworn to before me this 16 day of June, 2004.

Notary Public
My Commission expires: June 16, 2008
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Johnny Burroughs	SAME	81-15-94

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dr. Charles E. McGruder**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Johnny Burroughs and wife, Linda Burroughs**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 in S. A. Champion's Subdivision of Lots Nos. 85 to 168, Lots 169 to 228 and Lots 235 to 252 inclusive in the Harding Plan, as of record in Book 21, page 80, Register's Office for said County, and the plan of said subdivision being recorded in Book 161, page 132, Register's Office.

Said Lot No. 13 fronts 68.7 feet on the west side of 21st Avenue North, formerly Estrelle Street, and runs back with the northerly margin of an alley, 154.7 feet to an alley in the rear on which it measures 69.4 feet.

Being the same property conveyed to Dr. C. E. McGruder and wife, Curlie E. McGruder, by Warranty Deed from Birdie Elliott, of record in Book 4589, page 833, Register's Office for Davidson County, Tennessee. Further conveyed to Dr. Charles E. McGruder by Quitclaim Deed from Dr. C. E. McGruder and wife, Curlie E. McGruder, of record in Book 7316, page 654, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1407 21st Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 16th June, 2004.

Charles E. McGruder M.D.
Dr. Charles E. McGruder

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dr. Charles E. McGruder**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 16 May June, 2004

My commission expires 7-24-2004

Thomas C Jones
Notary Public

