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: 01/10/06 10:24 2 pgs
Fees:13.00 Taxes:74.00
20060110-0003454

State of Tennessee)
County of Tennessee)

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00**.

Affiant

Sworn to and subscribed before me this 10th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7-19-2008

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux	Same	Map Map 81-7
2409 Lloyd Avenue		Parcel 350
Nashville, TN 37218		

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, **AEC Investment, Inc**, 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:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cephas Woodard's Subdivision, as of record in Book 161, page 174, Register's Office for Davidson County Tennessee, described as follows:
>
> Said Lot No. 85 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.
>
> Being a part of the same property conveyed to AEC Investment, Inc., by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Book 11613, page 735, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1817 12th 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 6th day of May, 2005.

AEC INVESTMENT, INC.
By:

Anthony E. Corley OWNER
(Name) (Title)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas C. Jones, a Notary Public of the State and County aforesaid, personally appeared Anthony E. Corley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself herself to be President of AEC Investment, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as above named.

WITNESS my hand and seal, at Office this 6 day of May, 2005

Thomas C Jones
NOTARY PUBLIC

My Commission Expires: 7-19-2008