Book 29

STATE OF TENNESSEE
COUNTY OF Davidson

15237

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2006.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 11/25/2006

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Janet McRae	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS 72-11-246 & 245
(NAME) 3610 Whitland Avenue	(NAME) New Owner(s)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Houston Burrus and wife, Deborah L. Burrus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet McRae and Michele Davis, as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 05/19/06 08:28 3 pgs
Fees:18.00 Taxes:74.00
20060519-0058717

This is unimproved property known as 2206 & 2210 Burns Street, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land 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 land to the said GRANTEES, 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 his hand this 16th day of May, 2006.

Richard Houston Burrus

Deborah L. Burrus

File No.: 15237

ATTACHMENT

TRACT I:
Being Lot No. 49, fronting 50 feet west on the west side of Burns Avenue, and running back between parallel lines 150 feet to an alley and being part of Maxey Addition to Brownsville, and subdivision of Lots 5, 8 and 9 and parts of 12, in said Addition as recorded in Book 21, page 79 of the Register's Office of Davidson County, Tennessee, said Subdivision being known and described as W. J. Myers Subdivision in Book 322, page 66 of the Register's Office of Davidson County.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 52, fronting fifty feet on the west side of Burns Avenue, and running back 150 feet to an alley; being part of Maxey's Addition to Brownsville, and subdivision of lots 58 and 9 and a part of Lot 12 in said Addition as recorded in Book 21, page 79, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Houston W. G. Burrus, Jr. and wife, Esther Burrus, a life estate, with remainder interest to Richard Houston Burrus, upon the death of Houston W. G. Burrus, Jr. and wife, Esther Burrus, by Quitclaim deed from George H. Thompson, III, Trustee, dated April 10, 1994, and recorded in Book 9308, page 523, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

15237

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Richard Houston Burrus and wife, Deborah L. Burrus the bargainors, 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 at Nashville, Tennessee, this 16th day of May, 2006.

My commission expires 11/25/2006

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006