WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2006.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Johnny Burroughs	New Owner	Map 081
2409 Lloyd Avenue		Group 10.0
Nashville, TN 37218		Parcel 209.00

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

James R. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Johnny Burroughs and wife, Linda Burroughs
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:

BEING Lot No. 2, on the Plan of the Cobbs Subdivision of Lot No. 6 of the subdivision of Harding Bosley Tract, of record in Book 161, Page 155, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 54.1 feet on the southerly side of the Hydes Ferry Pike, now Buchanan Street and extends back southerly between parallel lines, 150 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Janes R. Watts by deed from Gene Floyd, Trustee with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary, of record in Book 8276, Page 805, dated January 15, 1991, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 155, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2309 Buchanan Street, Nashville, TN 37208

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 my hand this 6th day of September, 2006.

James R. Watts

Davidson County DEEDWARR
Recvd: 09/08/06 11:22 2 pgs
Fees:13.00 Taxes:92.87

20060908-0111364

FILE BOX 45

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 James R. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of September, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.