WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/06 14:11 2 pgs
Fees:13.00 Taxes:325.60

20061129-0147325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$88,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 22 DAY OF NOVEMBER, **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 02.02.09
(AFFIX SEAL)

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
RODNEY MARTIN	**SAME**	**08115004100**
1413 22ND AVENUE NORTH		
NASHVILLE, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF **$88,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

RODNEY MARTIN, AN UNMARRIED MAN

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

Land in Davidson County, Tennessee, Being Lot No. 90 on the Map of Champions Subdivision of certain Lots in Harding's Addition to Nashville, of record in Book 161, Page 122, Register's Office for said County. Said Lot No 90 fronts 50 feet on the westerly side of 22nd Ave. North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Pamela Releford Lacy Miller by Last Will and Testament of James Curley Lacy (Lacey) dated 09/04/74 and filed for record 02/19/93 in Book 8869, Page 199, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Aaron L. Squyres as Successor Trustee and Brian J. Brumback as Co-Trustee by Appointment of Successor Trustee from John Lowe as Trustee for Equicredit Corporation dated 03/07/06 and filed for record 03/17/06 in Instrument No. 20060317-0030902, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Trustee's Deed from Brian J. Brumback as Co-Trustee, dated 04/19/06 and filed for record 05/04/06 in Instrument No. 200605040051954, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1413 22nd AVENUE NORTH NASHVILLE, TN 37072**

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 not 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 ever 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 22 day of **NOVEMBER, 2006**

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs
LINDA BURROUGHS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOHNNY BURROUGHS AND LINDA BURROUGHS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of Nov., 2006.

LORAS VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

Loras Vaske
NOTARY PUBLIC

My Commission expires: 02-02-09