WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$89,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/11/07 15:18 2 pgs
Fees:13.00 Taxes:329.30
20070411-0043560

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**	**81-7-350**
1817 12TH AVE. NORTH		
NASHVILLE, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF **$89,000.00**, 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, unmarried

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, Tennesssee, being Lot No. 85 on tha Plan of Cephas Woodard's Subdivison, 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 Aveune , North fromerly Epps Aveune, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Warranty Deed from AEC Investment, Inc. dated 05-06-05 and filed for record 01-10-06 in Instrument No. 20060110-0003454, said Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 161, page 174, said Register's Office.

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: **1817 12TH AVE. NORTH 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 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 15 day of **FEBRUARY, 2007**

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOHNNY BURROUGHS AND LINDA BURROUGHS**, the within named bargainor, 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 15 day of **FEBRUARY, 2007**

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

(SEAL) My Commission expires: 3/17/07