WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/07 15:46 2 pgs
Fees:13.00 Taxes:325.60

20070508-0055414

STATE OF TENNESSEE
COUNTY OF Davidson

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

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1ST DAY OF MAY, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/11
(AFFIX SEAL)

USA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
Eddie Booker, Sr.		
1910 Manchester Ave.	same	69-16-169
Nashville, TN 37218		
(City) (State) (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, **Johnny Burroughs and wife, Linda Burroughs** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Eddie Booker, Sr. a married 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 lying in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, and described according to a survey made by J.J. Wauford & Co., Surveyors, February 28, 1953 as follows:

Beginning at a point on the east margin of Manchester Avenue South 36 deg., 30' West 285 feet from the intersection of the East margin of said Avenue, South 36 deg., 30' West 30 feet to an iron pin; thence South 53 deg., 30' East 234 feet to an iron pin; thence North 36 deg., East 30 feet and thence North 53 deg., East 30 feet and thence North 53 deg., 30' West 234 feet, to the beginning.

Being the same property conveyed to Eaton Family Properties, LLC a Tennessee limited liability company by Quitclaim Deed from Eaton Family Properties, a Tennessee general partnership dated 02-05-04 and filed for record 04-23-04 in Instrument No. 20040423-0046619, said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Quitclaim Deed from James Roberts dated 08/17/05 and filed for record on 09/30/05 in Instrument # 20050930-0117554, Register's Office for Davidson County, Tennessee.

Mechanic's, Contractor's, or Material men's liens and lien claims, if any, where no notice appears of record

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

Subject to easement of record to Joint Driveway Easement, in Book 9389, Page 411, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **1910 Manchester Ave.**
Nashville, TN 37218

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 unemcumbered, 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 1st day of **May,** 2007

Johnny Burroughs
Johnny Burroughs

Linda Burroughs
Linda Burroughs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named bargainor Johnny Burroughs* with whom I am personally aquainted 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 Statewide Title
This 1st day of May, 2007

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Notary Public

My Commission Expires: 5/21/11

*and Linda Burroughs