PREPARED BY:

THIS INSTRUMENT

Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/07 08:50 2 pgs
Fees:13.00 Taxes:462.50
20070606-0067420

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

Affiant

Sworn to and subscribed before me this 30 day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 5-22-10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER NUMBER:	SEND TAX BILLS TO:	MAP/PARCEL
John L. Phillips, Jr., etux	Same	Map
3117 W. Hamilton Ave		Parcel
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **John L. Phillips, Jr., and wife, Carolyn Phillips**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: 1904 Dr. D. B. Todd, Jr. Blvd., Nashville, TN 37208 Map 81-7, parcel 199

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of W. M. Butler's Subdivision of the 11 ¾ acres, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 18 fronts 45 feet on the easterly side of 18th Avenue, North, formerly Salem Street, and runs back between parallel lines with the northerly margin of an alley, 145.6 feet to an alley in the rear.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Jimmy D. Byford and wife, Janette E. Byford, of record in Instrument No. 20021121-0145008.

Tract II: 1820 Dr. D. B. Todd, Jr., Blvd., Nashville, TN 37208; Map 81-7, parcel 200

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of W. M. Butler's Subdivision of the 11 ¾ acres, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 19 fronts 50 feet on the east side of Dr. D. B. Todd, Jr. Boulevard, and extends back between parallel lines, 145.6 feet, more or less, to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Jimmy D. Byford and wife, Janette E. Byford, of record in Instrument No. 20021121-0145004..

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 30 day of May, 2007.

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs
LINDA BURROUGHS

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, **Johnny Burroughs and Linda Burroughs**, the Bargainer, 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 this 30 day of May, 2007.

ROBERT F. LOANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert F. Loann
NOTARY PUBLIC

My Commission Expires: 5-22-10