Davidson County DEEDWARR
Recvd: 07/23/07 12:56 5 pgs
Fees:28.00 Taxes:148.00

20070723-0087178

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615.244.0020

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Number:
Johnny Burroughs and wife, Linda Burroughs SAME	Same 1409 Lloyd Ave Nashville 37218	81-11-352

FOR AND IN CONSIDERATION of the sum of Forty Thousand ($40,000.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, CELINE C. THOMAS, IRVING MURRAY COHEN and SYLVIA COHEN WEINBERGER, (referred to hereinafter as "Grantors"), have bargained and sold and do hereby transfer and convey unto JOHNNY BURROUGHS AND WIFE, LINDA BURROUGHS (referred to hereinafter as "Grantee"), their successors and assigns, certain land located in Davidson County, Tennessee, as further described in EXHIBIT A, attached hereto and incorporated by reference (the "Property").

This is improved property known as 1401 Buchanan Street, Nashville, Tennessee, 37208.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on EXHIBIT B, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of November 2006.

Celine C. Thomas
CELINE C. THOMAS

Irving Murray Cohen
IRVING MURRAY COHEN

Sylvia Cohen Weinberger
SYLVIA COHEN WEINBERGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marilyn Hecht, a Notary Public for said County and State, CELINE C. THOMAS, to me known to be the person heretofore declared, on the 8 day of November 2006, and acknowledged that she did sign this General Warranty Deed, and that it is her free act and deed.

MARILYN HECHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: January 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marilyn Hecht, a Notary Public for said County and State, IRVING MURRAY COHEN, to me known to be the person heretofore declared, on the 8 day of November 2006, and acknowledged that he did sign this General Warranty Deed, and that it is his free act and deed.

MARILYN HECHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: January 24 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marilyn Hecht, a Notary Public for said County and State, SYLVIA COHEN WEINBERGER, to me known to be the person heretofore declared, on the 8 day of November 2006, and acknowledged that she did sign this General Warranty Deed, and that it is her free act and deed.

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: January 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $40,000.00.

Johnny Brumsey (Affiant)

By: _____

Title: _____

Subscribed to and sworn before me, this 28th day of December 2006.

JAYBROOKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

John B. Claybrooks Sr.
Notary Public
My Commission Expires 5-28-2010

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being the east part of Lot No. 288 on the Map of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwest intersection of Hydes Ferry Pike or Buchanan Street and 14th Avenue, North; thence with the westerly margin of 14th Avenue, North, southerly 135 feet to the corner of Lots Nos. 287 and 288; thence with the line between said lots westerly 81 feet more or less to the southeast corner of the property conveyed to Harry Andrews and wife, by Deed from Herbert Realty Company, of record in Book 742, page 246, Register's Office for Davidson County, Tennessee; thence northerly parallel to the westerly margin of 14th Avenue, North, 185 feet more or less to the south margin of Hydes Ferry or Buchanan Street; thence with the margin of the same southeasterly 98 feet more or less to the point of beginning.

Being the same property conveyed to CELINE C. THOMAS, by deed from SYLVIA COHEN WEINBERGER AND IRVING MURRAY COHEN, of record in Book 11281, page 397, dated January 4, 1999, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Davidson County Real Property Taxes of $485.88 for 2006, which have been prorated.

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