Davidson County DEEDWARR
Recvd: 10/03/07 15:24 2 pgs
Fees:13.00 Taxes:18.50
20071003-0118119

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Johnny & Linda Burroughs	New Owners	Map 81-3
2409 Lloyd Ave		Parcel 66
Nashville, TN 37218		26B

This instrument prepared by : Weldon B. White, Jr., Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ivy Ann Lewis** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Myer's Subdivision of BuenaVista Plan, as of record in Book 21, page 48, Register's Office for said County. Said Lot No. 23 fronts 85 feet on the easterly side of 18th Avenue North and runs back 95 feet on the northerly line, along the southerly margin of Walsh Street, and 139 feet on the southerly line to the westerly margin of 15th Avenue North, formerly Woods Street, measuring 70 feet thereon.

Being the same property conveyed to James Burl Yeldell and wife, Margaret Earline Yeldell, from Chester N. Hart and wife, Novella Hart, by deed of record in Book 4445, page 477, said Register's Office, the said James Burl Yeldell having died on April 4, 1992.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This property is more commonly known as Lot 23, 18th Avenue North, Nashville, TN.
This property is not the residence of Grantor.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 5,000.00

Affiant

Subscribed and sworn to before me this 31st **day of August, 2004.**

Thomas C Jones
Notary Public

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-19-2008

Being the same property conveyed by Margaret Earline Yeldell to Johnny Burroughs & wife, Linda Burroughs by deed of record at Instrument No. 20041022-0127591 said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

17.50

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of August, 2004.

Ivy Ann Lewis

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 **Ivy Ann Lewis**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2004.

Thomas C Jones
Notary Public

My Commission Expires: 7-19-2008

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE