WARRANTY DEED

ROY C. FORNEY III. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires AUG. 31, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/16/08 09:57 2 pgs
Fees:13.00 Taxes:392.20

20080116-0004807

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antoinette Hall	Antoinette Hall	9108007400
(NAME)	(NAME)	
1030 43rd Ave	1030 43rd Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Antoinette Hall unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Subject to all matters appearing on the plan of record in Plat Book 57, page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1030 43rd Ave, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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 our hands this 18th day of August, 2006.

Johnny 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 wife, Linda Burroughs to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledge that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 18th day of August, 2006.

Commission expires:

ROY C. FORNEY III. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires AUG. 31, 2008

Notary Public

EXHIBIT A

Property commonly known as: 1030 43rd Avenue Nashville Tennessee 37218 County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, To-Wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of L.H. Davis' Subdivision of Lot No. 41, Clifton Plan of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No.54 fronts 50 feet on the easterly side of 43rd Avenue North, Formerly Douglas Avenue, and run back between parallel lies 150 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife Linda Burroughs by deed from Joe C. McEwen dated 01/31/03 and filed of record in instrument Number 20030415-0049955, said Register's Office.

J. B. ✓
L. B.