WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/08 14:39 2 pgs
Fees:13.00 Taxes:55.50
20080318-0027309

State of Tennessee)
County of Davidson)

08-03-002-KR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of March, 2008.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Commission Expires 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Johnny Burroughs and wife, Linda Burroughs	New Owner	70-5
(NAME) 2409 Lloyd Avenue	(NAME)	15.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kathy Denise Wilkerson, Julia Diane Hall, William Charles Mayberry and Debra Jean Trotter, Joseph Keith Parchman and Nicholas Adam Parchman as Sole Surviving Heirs at Law of Donald Seth Mayberry, deceased** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called the Grantee(s), their and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being the southerly 50 feet of the northerly 110 feet of Lot No. 12, on the Map of the H.E. Simpkins Subdivision of the J.G. Curtis Land in the 13th Civil District of Davidson County, Tennessee, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the center of Lloyd Avenue, 110 feet south of the lot line between Lots 12 and 14 on said Plan; thence south 88 degrees east 270.4 feet to an iron pin in the westerly line of Lot 13 on said plan; thence with the westerly line of Lot 13 south 3 degrees 15 minutes west 50 feet to an iron pin, thence north 88 degrees west 279.3 feet to the center of Lloyd Avenue, thence with the center of Lloyd Avenue north 13 degrees east 50 feet to the point of beginning. Included in this description but excluded from this conveyance is all roads that may fall in this description.

BEING the same property conveyed to Donald Seth Mayberry and wife, Hessie Mayberry, by Deed from Willie J. Mayberry and wife, Jannie Mayberry, of record in Book 2397, Page 615, Register's Office for Davidson County, Tennessee. The said Donald Seth Mayberry and wife, Hessie Mayberry having since died, Kathy Denise Wilkerson, Julia Diane Hall, William Charles Mayberry, Debra Jean Trotter and Donna June Parchman, deceased, being their sole surviving heirs at law. The said Donna June Parchman having predeceased Donald Seth Mayberry and wife, Hessie Mayberry, being survived by Joseph Keith Parchman and Nicholas Adam Parchman her sole surviving heirs at law.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
The subject property is not now, nor has ever been the principal residence of the Grantors herein.

BEING unimproved ☒ Improved ☐ property known as: 2316 Lloyd Avenue, Nashville, TN, 37218.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 14th day of March,

Kathy Denise Wilkerson
Kathy Denise Wilkerson

Julia Diane Hall
Julia Diane Hall

William Charles Mayberry
William Charles Mayberry

Debra Jean Trotter
Debra Jean Trotter

Joseph Keith Parchman
Joseph Keith Parchman

Nicholas Adam Parchman
Nicholas Adam Parchman

STATE OF)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Denise Wilkerson, Julia Diane Hall, William Charles Mayberry and Debra Jean Trotter as Sole Surviving Heirs at Law ~~and~~ of ~~Seth Donald~~ Donald Seth Mayberry,*** the bargainor(s), 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. *Joseph Keith Parchman and Nicholas Adam Parchman, Sole Surviving Heirs at Law for Donna June Parchman, deceased.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of March, 2008

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

State of Tennessee)
County of)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11