THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 1st day of August 2008.

G. CLAYBROOKE SPRADLIN JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 5-20-2012

Davidson County DEEDWARR
Recvd: 09/03/08 12:43 2 pgs
Fees:13.00 Taxes:222.00
20080903-0090227

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Aolar Hart	Same	Map 81-15
4178 Bakerstate Dr		Parcel 314
Nash Tenn 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 **Aolar Hart**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 43 and the East part of Lot No. 44 on the Plan of Bransford Realty Company's Re-subdivision of part of Manlove's Addition, as of record in Book 421, page 53, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 43 fronts 35 feet on the North side of Thompson Street and runs back between parallel lines 135.3 feet, more or less, to an alley. Said East part of Lot No. 44 adjoins Lot No. 43 and fronts 31.8 feet on the North side of Thompson Street, and runs back between lines 135.3 feet to an alley in the rear, on which it measures 42.4 feet.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Bernice Dawson, unmarried, of record in Book 11588, page 299, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1736 Knowles Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her 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, her 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 19th day of August, 2008.

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 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 19th day of August, 2008.

NOTARY PUBLIC

JOHN G. CLAYBROOKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5-25-2010