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 **$65,000.00**.

Affiant

Sworn to and subscribed before me this 19th day of August 2008.

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

My Commission Expires: 2010

Davidson County DEEDWARR
Recvd: 09/23/08 11:49 2 pgs
Fees:13.00 Taxes:240.50
20080923-0096805

ADDRESS - NEW OWNER
Michael Grant
4258 Fairway Blvd
Los Angeles CA 90043

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
08204010300

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 **Michael Grant**, hereinafter called "Grantee", his 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 the southerly 48 feet of Lot No. 45 on the Plan of Sharpe and Caruther's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 45 fronts 48 feet on the westerly side of North 6th Street, and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Fred G. Conner and wife, Estella Conner, of record in Instrument No. 20031117-0167153, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 924 North 6th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his 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, his 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
JOHNNY BURROUGHS

Linda 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.

CLAY BROOKS JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

John Clay Brooks, Jr.
NOTARY PUBLIC

My Commission Expires: 5-25-08