Address New Owners:
Kerry Donaldson

Nashville, TN

Map Parcel No:
92-5-324

Send Tax Bills to:
SAME

BILL GARRETT, Davidson County
Trans:T20100009408 DEEDWARR
Recvd: 02/17/10 09:53 2 pgs
Fees:13.00 Taxes:185.00
20100217-0012021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, 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

Kerry Donaldson

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee described as the westerly half of Lot No. 3 in the A. W. Willis subdivision of part of the Barrow Property Plan, of record in Book 161, page 107, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said part of Lot No. 3 fronts 50 feet on the south side of Clifton Pike and runs back 125 feet between parallel lines to an alley.

Being the same property conveyed Ronnie Greenlee and Derrick Clendening to Johnny Burroughs and wife, Linda Burroughs by Deed of record instrument #20080403-0033542, R.O.D.C. Buyer accepts the property in "as is" condition. KD

This is improved property known as: **2907 Clifton Av, Nashville, TN 37218**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 13th day of February, 2010.

Johnny Burroughs

Johnny Burroughs
Attorney in Fact
for Linda Burroughs
Power of Attorney of record
inst # 20090126-0006625 R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

individually and as POA for Linda Burroughs

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 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $50,000.

_____
AFFIANT

Subscribed and sworn to me this 12th day of February, 2010.

Commission expires 1/7/2013 Notary Public _____

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:
Chan McCullough
700 Craighead St #103
Nashville, TN 37204