THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110004819 DEEDWARR
Recvd: 01/25/11 09:40 2 pgs
Fees:13.00 Taxes:37.00
20110125-0006784

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 18th day of January, 2010.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux	Same	Map 81-11
2409 Lloyd Avenue		Parcel 018
Nashville, TN 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, **Ralph Edwards**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantee", their 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. 328 on the Map of J.M., T.J., and G.W. Harding's Plan, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 328 fronts 50 feet on the west side of 22nd Avenue, North, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Roger L. Edwards and wife, Ida L. Edwards by quitclaim deed from Deborah Baucom, Trustee, the purpose of said deed was to create a life estate among Roger L. Edwards and wife, Ida L. Edwards and to the survivor of them, with the remainder to Ralph Edwards, the said Roger L. Edwards and wife, Ida L. Edwards both having since died.

**of record in Instrument No. 20040310-0027402, Register's Office for Davidson County, Tennessee,

This is property known as 1729 22nd Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their 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 myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the

said, Grantee, 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 my hand this 18th day of January, 2011.

Ralph E. Edwards

RALPH EDWARDS

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, **Ralph Edwards**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of January, 2011.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-14