BILL GARRETT, Davidson County
Trans:T20110005401 DEEDWARR
Recvd: 01/27/11 10:21 2 pgs
Fees:13.00 Taxes:73.26
20110127-0007510

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of January, 2011, by and between Johnny Burroughs and Linda Burroughs, husband and wife, party of the first part, and Woodbine Community Organization (WCO), Inc., a Tennessee Non-Profit Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 in the Cephas Woodard's Subdivision of Lots 5 and 6, of the Woodard Property, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee. Said Lot No. 67 fronts 50 feet on the easterly margin of 12th Avenue, North and runs back between parallel lines 115 feet to an alley.

Being all or part of the same property conveyed to Johnny Burroughs and Linda Burroughs, by virtue of that certain Quit Claim Deed dated July 19, 2008, at Instrument No. 20091027-0098796 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Johnny Burroughs

Linda Burroughs, by Johnny Burroughs
Attorney In Fact

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Johnny Burroughs, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2011.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

State of Tennessee; County of Davidson

Before me personally appeared Johnny Burroughs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Linda Burroughs and acknowledged that he executed the same as the free act and deed of the said Linda Burroughs.

WITNESS my hand, at office, this 25th day of January, 2011

My Commission Expires: 09/08/13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Woodbine Community Organization (WCO), Inc.

222 Oriel Avenue
Nashville, TN 37210

Tax Parcel No 08107036600

Property Address: 1904 12th Avenue North
Nashville, TN 37208

MAIL TAX BILLS TO: Woodbine Community Organization (WCO), Inc.

222 Oriel Avenue
Nashville, TN 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $19,800.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of January, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY