BILL GARRETT, Davidson County
Trans:T20110049623 DEEDWARR
Recvd: 08/12/11 15:09 2 pgs
Fees:13.00 Taxes:425.50
20110812-0062477

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

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.**

Affiant

Sworn to and subscribed before me this 10 day of August, 2011.

NOTARY PUBLIC

My Commission Expires: 5-20-14

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

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mohammed Ali Alkifi	Same	08111041500
516 Glengarry Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and the agreement to assume and pay a certain deed of trust of record in Instrument No. 20071113-0132884, as modified by scriveners affidavit of record in Instrument No. 20110812-0062476, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Burroughs and husband, Johnny Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mohammed Ali Alkifi**, 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 part of Lot 191, in McGavock & Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 191 begins at the southeast corner of Hydes Ferry Pike, or Buchanan Street and 14th Avenue, North, formerly Alberta Avenue; running thence with the easterly margin of said Avenue, southerly 148 feet; thence at right angles to said Avenue, easterly 43 feet; thence northerly along a line parallel to said Avenue to the southerly margin of said Pike or Buchanan Street; thence with the southerly margin of said Pike or Street, westerly to the beginning.

Being the same property conveyed to Linda Burroughs and Johnny Burroughs by deed from Peggy M. Williams, of record in Instrument No. 20070615-0071909, Register's Office for Davidson County, Tennessee.

Said property was improperly described in said previous deed, but is corrected herein with the accurate legal description..

This is improved property known as 1213 Buchanan Street, Nashville, TN 37208.

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 10 day of August, 2011.

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs by
Johnny Burroughs attorney in fact
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**, 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 10 day of August, 2011.

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

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of August, 2011, 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 on behalf of **Linda Burroughs**, and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs**.

Witness my hand and official seal this 10 day of August, 2011.

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

NOTARY PUBLIC

My Commission Expires 5-20-14.