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 $30,000.00.

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 27 day of July, 2012.

Robert F Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14

BILL GARRETT, Davidson County
Trans:T20120055907 DEEDWARR
Recvd: 07/30/12 15:16 2 pgs
Fees:13.00 Taxes:111.00
20120730-0067131

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Edna Davenport	Same	08111035200
2949 Mossdale Dr		
Antioch, TN 37013		

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 **Edna Davenport**, hereinafter called "Grantee", her 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 east part of Lot No. 288 on the Map of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest intersection of Hydes Ferry Pike or Buchanan Street and 14th Avenue, North; thence with the westerly margin of 14th Avenue, North, southerly 135 feet to the corner of Lots Nos. 287 and 288; thence with the line between said lots, westerly 81 feet, more or less to the southwest corner of the property conveyed to Harry Andrews and wife, by deed from Herbert Realty Company, of record in Book 742, page 246, Register's Office for Davidson County, Tennessee; thence northerly parallel to the westerly margin of 14th Avenue, North, 185 feet, more or less to the south margin of Hydes Ferry or Buchanan Street; thence with the margin of same, southeasterly 98 feet, more or less to the point of beginning.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Celine C. Thomas, Irving Murray Cohen and Sylvia Cohen Weinberger, of record in Instrument No. 20070723-0087178, Register's Office for Davidson County, Tennessee.

This is property known as 1401 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, her 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, her 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 27 day of July, 2012.

JOHNNY 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**, 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 27 day of July, 2012.

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 27 day of July, 2012 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 27 day of July, 2012.

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

NOTARY PUBLIC

My Commission Expires 5-20-14.