This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/18/13 12:32 3 pgs
Fees:18.00 Taxes:185.00
20130318-0026577

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of March, 2013, by and between Johnny Burroughs and Linda Burroughs, a married couple, party of the first part, and Woodbine Community Organization (WCO), Inc., , 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 the easterly part of Lot 107 ont he Plan 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.

Being all or part of the same property conveyed to Johnny Burroughs and Linda Burroughs by virtue of that certain Warranty Deed dated March 31, 1994, at Book 9407, Page 835 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 2013 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

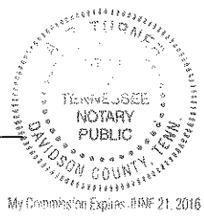
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 15th day of March, 2013.

Notary Public

My Commission Expires: _____



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 and official seal at office this 15th day of March, 2013.

_____
Notary Public

My Commission Expires: _____



Property Owner & Address:	Woodbine Community Organization (WCO), Inc. 222 Oriel Avenue Nashville, TN 37210
Tax Parcel No	08111046700
Property Address:	1701 11th Avenue North Nashville, TN 37208
MAIL TAX BILLS TO:	owner at owner's address
Firm File #:	20130307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

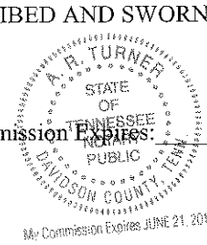
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of March, 2013.

_____
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13