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 $45,000.00.

Randall C Morgan
Affiant

Sworn to and subscribed before me this 10 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

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

BILL GARRETT, Davidson County
Trans: T20130039799 DEEDWARR
Recvd: 05/13/13 13:55 2 pgs
Fees: 13.00 Taxes: 166.50

20130513-0048124

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Randall C. Morgan	Same	08203052000
1203 Kirkwood Avenue		
Nashville, TN 37212		

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 **Randall C. Morgan**, hereinafter called "Grantee", his heirs and assigns, forever, the following described property:

> Land in Davidson County, Tennessee, being the northerly 47 feet of Lot No. 36 and the southerly 7 feet of Lot No. 37, on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 54 feet on the easterly side of North 5th Street, and run back between parallel lines 165 feet to an alley
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by quitclaim deed from Chan McCullough, of record in Instrument No. 20060620-0073682, Register's Office for Davidson County, Tennessee, and by Order of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20080722-0075201, said Register's Office.
>
> This is real property known as 915 North 5th Street, Nashville, TN 37207.
>
> This property is purchased and accepted AS IS and no warranty is made as to the condition of said property.

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 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 _____ day of, May, 2013.

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 10 day of May, 2013.

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 10th day of May, 2013, 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 10th day of May, 2013.

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

NOTARY PUBLIC

My Commission Expires 5-20-14.