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 $3,000.00.

Affiant

Sworn to and subscribed before me this 31st day of July, 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:T20130065707 DEEDWARR
Recvd: 08/01/13 09:17 2 pgs
Fees:13.00 Taxes:11.10
20130801-0080039

ADDRESS NEW OWNER
Michael Davis
3526 Pewitt Road
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 92-7
Parcel 191

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 **Michael Davis**, 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 Lots Nos. 23 and 24 on the Plan of Dr. J. B. Davis' Subdivision, as of record in Book 161, page 123, Register's Office for Davidson County, Tennessee.
>
> Said Lots 23 and 24 front together 50 feet on the northerly side of Batavia Street and run back between parallel lines 158 feet to an alley.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Victor Booker, of record in Instrument No. 20011214-0138129, Register's Office for Davidson County, Tennessee.
>
> This is property known as 2204 Batavia 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 31st day of July, 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 31st day of July, 2013.

ROBERT P. 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 31st day of July, 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 31st day of July, 2013.

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

NOTARY PUBLIC

My Commission Expires 5-20-14.