BOOK 9408 PAGE 843

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Marty Beaty
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15 DAY OF July, 19 94.

Ruth Randolph
NOTARY PUBLIC

My Commission expires: 1-27-96

615/385-2804 THIS INSTRUMENT PREPARED BY SupCt. #003143
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
J. Richard Houghton etux (NAME)	Owners at same address (NAME)	117-7-108
3421 Hopkins Street (ADDRESS)	(ADDRESS)	16DA-02115
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 125,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Lucille A. Jones, as surviving tenant by the entireties, an unmarried person,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

J. Richard Houghton and wife, Maaret K. Houghton,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south half of **Lot No. 151** of the north part of **Noel's Subdivision** of **Watkin's Grove**, as of record at **Book 547, page 156**, Register's Office for said County.

Said southern half of said **Lot No. 151** fronts 100 feet on the westerly side of Hopkins Street and extends back between parallel lines 200 feet to a dead line in the rear (the easterly line of Lot No. 182).

Being all the same property conveyed to John Paul Jones, etux Lucille A. Jones, by deed as of record at Book 2857, page 561, said Register's office. The said John Paul Jones, having since died in Davidson County, Tennessee on December 11, 1989.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantees assume in full, subject to any re-proration required as a result in a change in the actual current year's tax amount.

unimproved ( )
This is improved (X) property, known as 3421 Hopkins Street, Nashville, TN 37215
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 13th day of July, 19 94.

Lucille A. Jones
Lucille A. Jones

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9408 PAGE 844

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lucille A. Jones, as surviving tenant by the entireties, who acknowledges herself to be an unmarried person, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of July, 19 94.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT: PICK-UP

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____

Notary Public

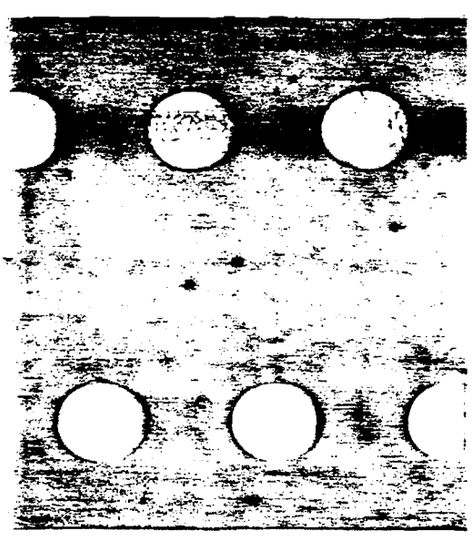
94 JUL 15 PM 3:46
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

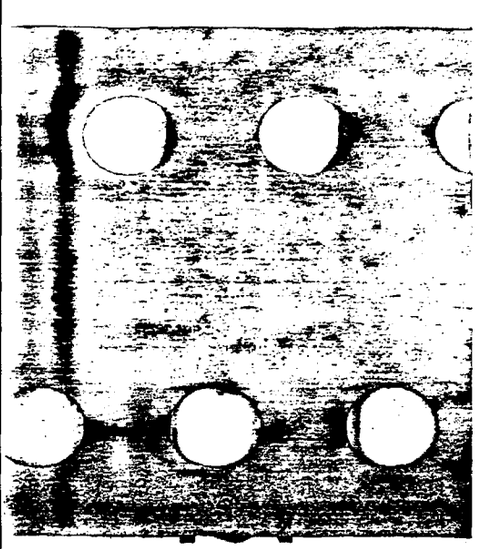
IDENTIF. & REFERENCE

71604

7/15/94 01:01 03CHECK

471.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 845

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/94 01 15:46 0001 7520

71604
IDENTIF. # REFERENCE

94 JUL 15 PM 3:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 814117