STATE OF TENNESSEE 7217
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

John R Houghton Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 96.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME AND ADDRESS	NAME AND ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
John R. Houghton, Jr.	FT Mortgage Companies d/b/a First Tennessee Mortgage Com	
(NAME)	(NAME)	Map 108-4
829 ~~Ember~~ Lake Drive	P. O. Box 146	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	Parcel 14
Nashville, TN 37214	Memphis, TN 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Derrick Trent Fortner and wife, Krista L. Jackson Fortner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Houghton, Jr. and wife, Melissa L. Houghton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 34 on the Plan of Larchwood, Section Two, of record in Plat Book 5200 at page 57 thru 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Derrick Trent Fortner and Krista L. Jackson by deed from Secretary of Housing and Urban Development, filed of record in Book 7934, page 527, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 5479, page 443 and Book 5158, page 918, said Register's Office, and all matters as shown on the recorded plat.

This is improved property known as 829 Ember Lake Drive, Nashville, TN 37214

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 their hands this 27th day of November, 19 96.

Derrick Trent Fortner
Derrick Trent Fortner

Krista L Jackson Fortner
Krista L. Jackson Fortner
by D Trent Fortner ATTORNEY IN FACT

7217

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

Derrick Trent Fortner ~~and wife, Krista Jackson Fortner~~

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 19 96.

My commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of November, 1996, before me personally appeared D. Trent Fortner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Krista L. Jackson Fortner, and acknowledged that he executed the same as the free act and deed of said Krista L. Jackson Fortner.

Witness my hand and official seal.

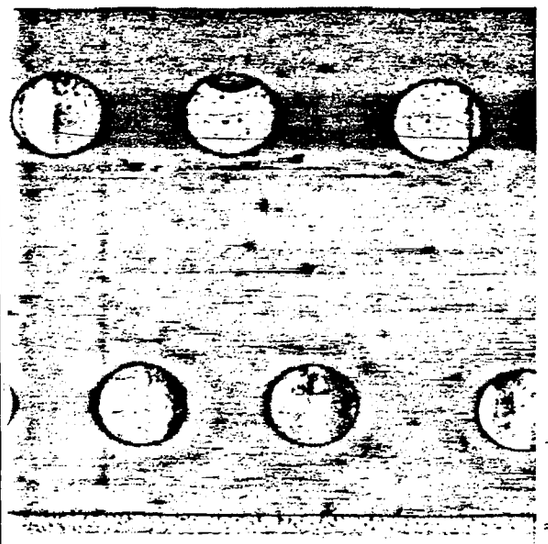
Notary Public

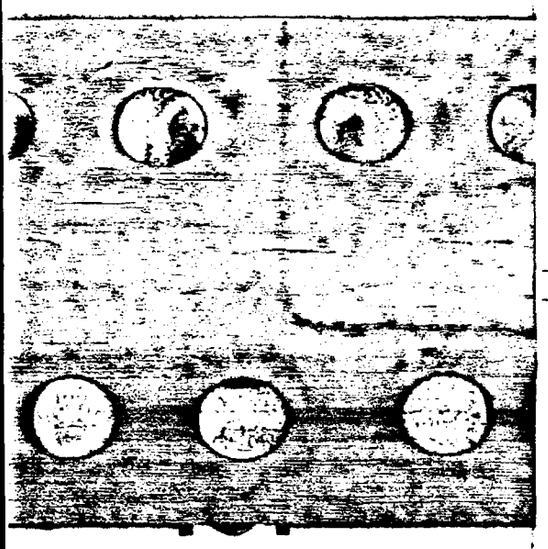
My Commission Expires:

0252565
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 12:44
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

1936 12/04 0101 03CHECK 360.50





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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 140

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

12/04/96 01 12:48 0001 1936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252565
IDENTIF. & REFERENCE

96 DEC -4 PM 12:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094596