Instr:200006200061210 Page: 1 OF 2
REC'D FOR REC 06/20/2000 10:33:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $610.50

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 17253**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this 12th day of JUNE, 2000. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner: Mr./Mrs. Jeffery D. Houghton 2707 Natchez Trace Nashville, Tennessee 37212	**Send Tax Bills To:** PHH Mortgage Services P.O. Box 5453 Mt. Laurel, NJ 08054-5453	**Tax Information:** MAP 104-14 PAR 138.00 FB 07DA 20825

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMAR A. MELTON AND WIFE, CHRISTINA H. MELTON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEFFERY D. HOUGHTON AND WIFE, J. LOREE HOUGHTON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2707 Natchez Trace, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of JUNE, 2000.

JAMAR A. MELTON

CHRISTINA H. MELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMAR A. MELTON AND CHRISTINA H. MELTON, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of JUNE, 2000.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 72 feet of the easterly 100 feet of Lot No. 25 on the Plan of Belair, as of record in Plat Book 332, page 6, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of said Lot No. 25 fronts 67 feet on the westelry margin of Natchez Trace (formerly called 28th Avenue, South) and extends back between parallel lines and with the northerly margin of Woodlawn Drive (as Widened) 150 feet to a dead line in the rear.

Being the same property conveyed to Jamar A. Melton and wife, Christina H. Melton by deed from William Brett McGary, unmarried, of record in Book 10593, page 965, Register's Office for Davidson County, Tennessee.

Included in the foregoing description but specifically excluded therefrom is the collowing described property conveyed to the State of Tennessee by deed of record in Book 4762, page 597, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the west margin of Natchez Trace and the north margin of Woodlawn Drive; thence along the said north margin north 82 degrees west 150.00 feet to a point; thence north 7 degrees east 5.0 feet to a point; thence south 82 degrees east 150.0 feet to a point; thence south 7 degrees west 5.0 feet to the point of beginning and containing 750 square feet.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 6, said Register's Office.