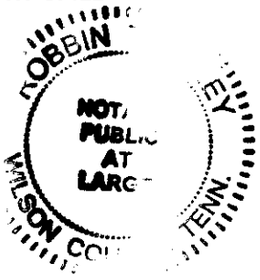
Davidson County DEEDWARR
Recvd: 09/07/04 14:09 2pgs
Fees:13.00 Taxes:373.70
20040907-0107846

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $101,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2004.

Notary Public
My commission expires: 11/27/06

06-0408-71384

Address of New Owner:	Send Tax Bills to:	Tax Information
James Houston	Chase Manhattan Mortgage Co.	044-15-D
915 Debow Street	5409 Maryland Way	114.00
Old Hickory TN 37138	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra K. McBroom, married and Stephen E. Butler, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Houston and wife, Patsy Houston**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 30-18, Revised Plan certain lots between Dodson & Debow Street C & D, Village of Old Hickory, of record in Plat Book 1835, page 52, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra K. McBroom and Stephen E. Butler, as tenants in common, by quitclaim deed from Grace Butler, a widow, dated 12-3-97, of record in Book 454, page 497, Register's Office for Wilson County, Tennessee; further being the same property conveyed to Grace Butler by deed from Bessie W. (Scott) Raymer and husband, Roy Raymer, dated 4-25-78, of record in Book 5277, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 915 Debow Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of August, 2004.

Sandra K. McBroom

Stephen E. Butler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra K. McBroom and Stephen E. Butler, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of August, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.