WARRANTY DEED

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

James Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Booth	SAME	MAP 72-15 PAR. 021.00
(NAME)	(NAME)	
3023 Hummingbird Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/14/04 14:14 2pgs
Fees:13.00 Taxes:166.50

20041014-0123990

FOR AND 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, **THE HEIRS AT LAW OF MORRIS HOUSTON, DECEASED, BEING KATH Y BRACEY AND CONSTANCE J. PATTON AND EVELYN RAMSEY AND SHENA HOUSTON AND MAURICE HOUSTON, JR. AND ANGELA NEWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BOOTH**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being the easterly part of Lot No. 2 on the Map showing the subdivision of certain lots in Belle Forest Subdivision, as of record in Book 547, page 33, Register's Office for said County and being designated as Parcel 2 on the unrecorded Map of a subdivision of certain lots of Sam Seligman on Pennington Avenue.

Said easterly part of Lot No. 2 fronts 50 feet on the west side of Pennington Avenue and runs back between parallel lines 179.5 feet to a dead line.

Being the same property conveyed to Morris Houston and wife, Bessie Mae Houston by deed of record in Book 4081, page 219, Register's Office for Davidson County, Tennessee; the said Bessie Mae Houston having since died April 30, 2001, vesting into the surviving husband, Morris Houston. Morris Houston having since died on July 3, 2004, unmarried, intestate, survived by his six children as his sole heirs at law being Kathy Bracey, Constance J. Patton, Evelyn Ramsey, Shena Houston, Maurice Houston, Jr., and Angela Newell.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantors.

This is improved property, known as 2624 Pennington Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 our hands this 12th day of October, 2004.

Maurice Houston Jr.
MAURICE HOUSTON JR.

Angela Newell
ANGELA NEWELL

Evelyn Ramsey
EVELYN RAMSEY

Kathy Bracey
KATH Y BRACEY

Shena Houston
SHENA HOUSTON

Constance J. Patton
CONSTANCE J. PATTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, KATHY BRACEY, the within named bargainor(s), with whom I am personally acquainted or proved to be on 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 this 12 day of October, 2004.

Commission expires: 2-10-08

Notary Public

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CONSTANCE J. PATTON, the within named bargainor(s), with whom I am personally acquainted or proved to be on 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 this 12 day of October, 2004.

Commission expires: 2.10.08

Notary Public

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, EVELYN RAMSEY, the within named bargainor(s), with whom I am personally acquainted or proved to be on 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 this 12 day of October, 2004.

Commission expires: 2-10-08

Notary Public

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, SHENA HOUSTON, the within named bargainor(s), with whom I am personally acquainted or proved to be on 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 this 12 day of October, 2004.

Commission expires: 2-10-08

Notary Public

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MAURICE HOUSTON JR., the within named bargainor(s), with whom I am personally acquainted or proved to be 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 12 day of October, 2004.

Commission expires: 2-10-08

Notary Public

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ANGELA NEWELL, the within named bargainor(s), with whom I am personally acquainted or proved to be on 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 this 12 day of October, 2004.

Commission expires: 2-10-08

Notary Public

My Commission Expires FEB. 10, 2008