Davidson County DEEDWARR
Recvd: 03/21/05 08:52 3 pgs
Fees:17.00 Taxes:0.00
20050321-0030226

This Instrument Prepared By:
INGRAHAM & PAUTIENUS 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Ralph H. Houston and Betty R. Houston, Trustees HOUSTON LIVING TRUST 229 Largo Drive/4908 Linbar Dr. Nashville, Tennessee 37211	National Bank of Commerce 5319 Mt. View Road Antioch, Tennessee 37013	Map 134-13-0 Parcel: 199

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409(3)(F).

DARYLA D. CC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

AFFIANT

Sworn to and subscribed before me this 17 day of March, 2005.

Notary Public
My Commission Expires: July 30, 2005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, RALPH H. HOUSTON and BETTY R. JONES-HOUSTON, as husband and wife (Betty R. Jones-Houston being one and the same as Betty R. Houston), have this date bargained and sold, and do hereby transfer and convey unto RALPH H. HOUSTON and BETTY R. HOUSTON, Trustees, or their successors in trust, under the revocable HOUSTON LIVING TRUST, dated MAR 17 2005, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

SEE ATTACHED EXHIBIT " A"

BEING the same property conveyed by Samuel L. Beckman and wife, Pamela M. Beckman, to Ralph H. Houston and Betty R. Jones-Houston, as husband and wife, by Warranty Deed of record in Book 20011226, Page 0141475, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, restrictions, liens, and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

229 Largo Drive/4908 Linbar Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 17 day of March, 2005 .

Ralph H Houston
RALPH H. HOUSTON

Betty R. Jones-Houston
BETTY R. JONES-HOUSTON

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 RALPH H. HOUSTON and BETTY R. JONES-HOUSTON, as husband and wife, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: July 30, 2005

EXHIBIT "A"

TRACT NO. I:

LAND in Davidson County, Tennessee, BEING Lot No. 270 on the Plan of Kenilworth Estates, Section 4, of record in Plat Book 3300, Page 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 270 fronts 70 feet on the southerly side of Largo Drive and extends back 140 feet on the easterly line and 131.4 feet on the westerly line to a dead line, measuring 84.7 feet thereon.

TRACT NO. II:

BEGINNING with an iron pin located on the southeast corner of Lot No. 270 of the Kenilworth Estates, Section 4, as recorded in Plat Book 3300, Page 36 of ther Register's Office of Davidson County, Tennessee; thence S 23 deg. 45' E. 32.86 feet to an iron pin in the northern right-of-way margin of Linbar Drive; thence N 85 deg. 43' W 72.72 feet to an iron pin; thence leaving said right-of-way N 67 deg. 25' E. 64.2 feet to the point of beginning, containing 1,055 square feet.

Being the same property conveyed to Samuel L. Beckman and wife, Pamela M. Beckman by deed from Freeman Publishing Company, Inc. of record in Book 7786, Page 386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.