Davidson County DEEDWARR
Recvd: 03/21/05 08:54 2 pgs
Fees:12.00 Taxes:0.00
20050321-0030229

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 5113 West Oak Highland Antioch, Tennessee 37013	Southeastern Mortgage of TN 565 Marriott Drive, Suite 250 Nashville, TN 37115	Map 173-04-0-A Parcel 119.00

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).

Ralph H Houston Sr
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, husband and wife, (Betty R. Jones 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, Trustee, 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:

LAND in Davidson County, Tennessee, being Lot No. 119 on the Plan of Oak Highlands Subdivision, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 431 thru 435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Yazdian Construction, to Ralph H. Houston and Betty R. Jones, as husband and wife, by Warranty Deed of record in Book 9983, Page 237, 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:

5113 West Oak Highland, Antioch, Tennessee 37013

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 OUR HANDS this 17 day of March, 2005 .

Ralph H Houston
RALPH H. HOUSTON

Betty R Jones
BETTY R. JONES

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, 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