WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 09:33 2 pgs
Fees:13.00 Taxes:233.10
20060302-0024069

LARRY D. CRAIG 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 $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

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 Richard Houghton	American Home Mortgage	MAP 92-10 PAR 292
(NAME)	(NAME)	
3421 Hopkins Street	7100 Commerce Way, Suite 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **WILLIE ROBERT ALLEN, SR., A SINGLE MAN, BY AND THROUGH FRED A. ALLEN, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RICHARD HOUGHTON AND WIFE, MAARET K. HOUGHTON**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 half of Lot No. 9 of Block "A" on the Plan of Pilcher Re-subdivision of a part of the Barrow Lands of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said east half of Lot No. 9 fronts 32 feet on the north side of Torbett Avenue and runs back between parallel lines with the westerly margin of an alley 190 feet to an alley in the rear.

Being the same property conveyed to William Robert Allen, Sr. and wife, Mildred Spann Allen by deed dated March 15, 1951 of record in Book 1944, page 632, Register's Office for Davidson County, Tennessee; the said Mildred Spann Allen having since died the property vests in William Robert Allen, Sr. as surviving tenant by the entirety.

FRED A. ALLEN executes this instrument as Attorney in Fact for WILLIE ROBERT ALLEN pursuant to Power of Attorney of record in Instrument No. 20060302 0024068, Register's Office for Davidson County, Tennessee.

WILLIE ROBERT ALLEN, SR. AND WILLIE ROBERT ALLEN are one and the same person.

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.

*September 20, 2005

This is improved property, known as 2606 Torbett Street, Nashville, TN 37209
(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 my hand(s) this 2/28/2006.

WILLIE ROBERT ALLEN, SR.

BY: Fred A. Allen, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

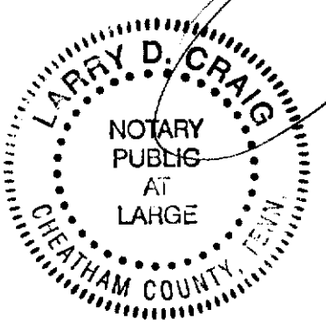
Personally appeared before me, Fred A. Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for William Robert Allen, Sr. and is authorized by William Robert Allen, Sr. to execute this instrument on his behalf.

WITNESS my hand and official seal this 2/28/06

NOTARY PUBLIC

My commission expires:

2-10-08



My Commission Expires FEB. 10, 2008