BILL GARRETT, Davidson County
Trans:T20130038424 DEEDQC
Recvd: 05/08/13 11:03 2 pgs
Fees:12.00 Taxes:0.00
20130508-0046471

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER **SEND TAX BILLS TO:** **MAP PARCEL**

Jeffrey R. Houghton
2402 Elliott Drive SAME
Old Hickory, TN. 37138

Map 0530800
Parcel 7600

For and in consideration of my love and affection, the undersigned **Joyce P. Houghton** hereinafter the GRANTOR, does hereby quitclaim and convey unto **Jeffrey R. Houghton**, as his sole and separate property, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 3 on the Plan of Dabbs and Elliott's Subdivision No 1. Old Hickory, Tennessee as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 1-00 feet to a dead line.

Being the same property conveyed to James D. Pierce and Joyce Patricia Houghton by deed from Jefferson D. Pierce dated November 17 1980 of record in Book 5679, page 45 said Register's Office and further to John R. Houghton and wife Joyce P. Houghton by Quitclaim Deed from James D. Pierce and Joyce Patricia Houghton of record in Book 5701 page 615 said Register's Office. The said John R. Houghton having died on October 31, 2008 leaving Joyce P. Houghton as surviving tenant by the entirities.

This is improved property is known as 2402 Elliott Drive, Old Hickory, Tennessee 37138.

Provided, however, that the Grantee may not sell, assign, transfer, convey or encumber the subject property until the date which is one year from the date of death of the Grantor herein. This restriction shall be deemed to automatically terminate on the date which is one year from the date of death of the Grantor herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 6th day of May 2013.

Joyce P. Houghton
Joyce P. Houghton

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 **Joyce P. Houghton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this the 6TH day of May 2013.

Robert A Garamella
NOTARY PUBLIC

My Commission Expires: 6-29-16

ROBERT A. GARAMELLA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Judy Houghton
Affiant

Subscribed and sworn to before me, this the 6TH day of March 2013.

Robert A Garamella
NOTARY PUBLIC

My Commission Expires: 6-29-16

ROBERT A. GARAMELLA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY