TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Utley (NAME)	Same (NAME)	Map. 81-10
3822 Hyde Ferry Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 290
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	BOOK 4426 PAGE 361

For and in consideration of the sum of TWELVE HUNDRED and FIFTY (1,250.00) DOLLARS

cash in hand paid by James Utley

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, We Walter J. Settles and wife Mary P. Settles

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

One half (½) undivided interest as tenants in Commons
Land in Davidson County, Tennessee, being lot No. 319 on the Plan of J. M., T. J., and G. W. Harding's Addition as of record in book 21, page 80, Register's Office for said County.
Said lot No. 319 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Alamo Street, and runs back between parallel lines 157 feet, more or less to an alley.
Being the same property conveyed to Harry Diamond and wife, Ida Diamond by deed from Walter Crawley and wife, Gladys Crawley, of record in book 2243, page 4, Said register's office for said County.

Being the same property conveyed to Walter J. Settles by deed from Harry Diamond and wife Ida Diamond of record in book 4114 page 375

This instrument was prepaired by Attorney J. F. McClellan. 327 Charlotte Avenue, Nashville, Tennessee

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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 16th day of June, 1970.

Walter J. Settles
Mary P. Settles

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. F. McClellan, a Notary Public in and for said County and State, the within named Walter J. Settles and wife Mary P Settles the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 1970.

Commission expires January 2, 1970 Notary Public J. F. McClellan

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

James Utley

To

Walter J. Settles et.ux.

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS

$1250.00 x Walter J. Settles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1970

J. Z. McClellan
Notary Public

MY COMMISSION EXPIRES: Jan 29, 1973.

(AFFIX SEAL)

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A81516

IDENTIF. REFERENCE

JUN 23 11 08 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 23 70	CONV	*1,250.00				
JUN 23 70	S'TAX		A*	3.12		
JUN 23 70	PR'FEE		A*	.50		
JUN 23 70	W'DEED		A*	3.00	*	6.62