This instrument prepared by:
BAILEY, EWING, DALE & CONNER
Attorneys at Law
706 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

BOOK 4445 PAGE 401

SETTLEMENT DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
JOSEPH L. WHITE 221 Neeley's Bend Road Madison, Tennessee 37115	Same	52-1 120

WHEREAS, Mrs. Versa Mai Walsh, Madison, Tennessee, died testate September 24, 1969 and her Will was duly probated on or about October 1, 1969 in Davidson County, Tennessee and a brother of Mrs. Versa Mai Walsh, deceased, Joseph L. White, qualified as Executor of her Will, her sister, Mrs. John H. (Nelle V.) White named in her Will as a Co-Executor with said Joseph L. White having predeceased her; and

WHEREAS, the said Mrs. John H. (Nelle V.) White and Joseph L. White were the principal beneficiaries and legatees under the Will of Mrs. Versa Mai Walsh, deceased and said Mrs. John H. (Nelle V.) White, deceased is survived by her only children, Mrs. Morris (Evelyn) Ransdell and James Weldon Harris, both of whom are also beneficiaries and legatees of the Will of said Mrs. Versa Mai Walsh, and as a matter of law, being the only issue of the said Mrs. John H. (Nelle V.) White, deceased who predeceased Mrs. Walsh, also take in equal shares the legacies devised and bequeathed to Mrs. John H. (Nelle V.) White; and

WHEREAS, the said Mrs. Morris (Evelyn) Ransdell and James Weldon Harris have been in controversy with the said Joseph L. White as to the procedure to be followed to dispose of the homeplace of the said Mrs. Versa Mai Walsh, deceased located at No. 221 Neeley's Bend Road, Madison, Tennessee, and the said parties having agreed to compromise and settle their differences and at the same time to provide for complete and final settlement of the administration of the Estate of the said Mrs. Versa Mai Walsh, deceased; and

THEREFORE, the said Mrs. Morris (Evelyn) Ransdell and the said James Weldon Harris each, in the consideration of the payment to each of them of the sum of Nine Thousand Dollars ($9,000.00) of which Thirty-Five Hundred Dollars ($3,500.00) has been paid to each of them and the remaining Fifty-Five Hundred Dollars ($5,500.00) will be paid to each of them on the date of the settlement of the Estate, which shall be on or near October 1, 1970, and the said Joseph L. White having delivered the properties specifically bequeathed under ITEM THREE of the Will of said Mrs. Versa Mai Walsh to which the parties hereto and Marcia Ransdell and Leslie Ann Ransdell are entitled, and having agreed to complete the administration of said Estate and pay and satisfy any and all claims, taxes, fees, costs, and legacies not disposed of with this deed, and the said Mrs. Morris (Evelyn) Ransdell and James Weldon Harris do hereby wholly and fully release and discharge the said Joseph L. White as Executor and individually from any and all obligations of every kind whatsoever to them except the payment of the balance of Fifty-Five Hundred Dollars ($5,500.00) each to each of them as hereinabove agreed, and as a part of this settlement the said Mrs. Morris (Evelyn) Ransdell and the said James Weldon Harris have bargained and sold, and by these presents do transfer and convey unto the said Joseph L. White and his heirs and assigns all of their right, title and interest of every kind and nature in and to the properties and funds of the Estate of Versa Mai Walsh, deceased and specifically in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly part of Lot No. 5 and the northerly part of the westerly 1/2 of Lot No. 4 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, Page 164, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the northerly side of Neely's Bend Road, as widened by instrument of record in Book 1762, Page 55, Register's Office, and run back between parallel lines 182 feet more or less to a dead line.

Being the same property conveyed to Mrs. Versa Mai Walsh by deed of Floyd D. DeVasher and wife, of record in Book 3640, Page 267, Register's Office for Davidson County, Tennessee.

This tract is improved and is designated as No. 221 Neely's Bend Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Joseph L. White and his heirs and assigns forever. And the said Mrs. Morris (Evelyn) Ransdell and James Weldon Harris make no covenants with respect to the title to said property nor as to encumbrances thereon but they do disclaim and release any and all further claim of any kind whatsoever in and to the Estate of the said Versa Mai Walsh and the described real estate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 11th day of September, 1970.

Mrs. Morris (Evelyn) Ransdell

James Weldon Harris

IDENTIF. REFERENCE
SEP 15 9 30 AM '70
DAVIDSON COUNTY, TENN.

49942

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marie W Butterworth, a Notary Public in and for said County and State, the within named Mrs. Morris (Evelyn) Ransdell and James Weldon Harris, 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 Goodlettsville, Tennessee, this 11th day of September, 1970.

Marie W Butterworth
Notary Public

My Commission Expires:
7-31-73

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for the transfer of the above real estate or the value thereof, whichever is greater, for this transfer is $11,250.00.

Joseph L White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF SEPTEMBER, 1970.

Betty Pace
Notary Public

My Commission Expires:
10-20-71

SEP 15 70	CONV	11,250.00			
SEP 15 70	S'TAX		A*	29.12	
SEP 15 70	PR'FEE		A*	.50	
SEP 15 70	W'DEED	-2-	A*	3.00	* 32.62