BOOK 4453 PAGE 313

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,211.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 70.

Notary Public

~~MY COMMISSION EXPIRES~~: Sep Regular

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin B. Settle (NAME)	Murphree Mortgage Company (NAME)	Map 75-14
406 Harwell Drive (STREET ADDRESS OR ROUTE NUMBER)	226 - 3rd Avenue, North (STREET ADDRESS)	Par 121
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	PW

FOR AND IN 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, WE, HAROLD COBB and BEN MERRITT, d/b/a C & M COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN B. SETTLE AND WIFE, MARY E. SETTLE

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:

LAND in Davidson County, Tennessee, being Lot No. 28, Hermitage Estates, Section 4, of record in Book 3700, page 148, Register's Office for said County, as follows:

SAID Lot No. 28 fronts 100 feet on the southwesterly margin of Harwell Drive and extends back 112 feet on the northwesterly line and 141 feet on the southeasterly line to a dead line in the rear measuring 69.6 feet thereon.

BEING the same property conveyed to Harold Cobb and Ben Merritt, d/b/a C & M Company, by deed from Larry J. Francois and wife, Elizabeth A. Francois, of record in Book 4387, page 867, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murphree Mortgage Company of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

unimproved ( )
This is improved (X) property, known as 406 Harwell Drive (House Number) Hermitage (Street) Tennessee (P. O. Address) 37076 (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 our hand s this 19TH day of October, 1970

HAROLD COBB

BEN MERRITT

STATE OF TENNESSEE
Davidson County

BOOK 4453 PAGE 314

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD COBB and BEN MERRITT, d/b/a C & M Company

the bargainor S, 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 19TH day of October 19 70

Commission expires 3/3/73

Mrs. Vilda C. Ray
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
HAROLD COBB & BEN MERRITT
d/b/a C & M COMPANY

TO
MELVIN B. SETTLE ET UX

A 93589

IDENTIF. REFERENCE

OCT 20 9 47 AM '70

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: [illegible] ELEVATION ROAD
NASHVILLE, TENN. 37214

OCT 20 70	CONV	21,211.63			
OCT 20 70	S'TAX		A*	55.12	
OCT 20 70	PR'FEE		A*	.50	
OCT 20 70	W'DEED		A*	3.00	* 58.62