Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5375 PAGE 27

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Settles, Sr. and wife, Cherry H. Settles	McNeill Mortgage & Investment Co., Inc.	
(NAME)	(NAME)	
3223 Panorama Dr.	P. O. Box 11227	80-8-81
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37218	Memphis, Tennessee 38111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Charles E. Settles, Sr. and wife, Cherry H. Settles and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lyonell Victor Turner and wife, Arlean Rice Turner

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Settles, Sr. and wife, Cherry H. Settles,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 271 on the Plan of Bordeaux Gardens, Section I, as of record in Book 3300, page 91, Register's Office for said County.
Said Lot No. 271 fronts 55 feet on the westerly side of Panorama Drive and runs back in the rear 122.22 feet on the northerly line and 120.73 feet on the southerly line, to a dead line on which it measures 57.81 feet.

Being the same property conveyed to Lyonell Victor Turner and wife, Arlean Rice Turner by deed from James R. Batton and wife, Minnie J. Batton, of record in Book 4920, page 779, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 3300, page 91, Register's Office for said County; and restrictive covenants of record in Book 3465, page 403, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 8th day of Dec., 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

MARY ENSEY NOTARY PUBLIC STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 3223 Panorama Drive, Nashville, Tennessee 37218
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 8th *day of* December, *19* 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lyonell Victor Turner

Lyonell Victor Turner

Arlean Rice Turner

Arlean Rice Turner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery *a Notary Public in and for said County and State,* Lyonell Victor Turner and wife, Arlean Rice Turner

the within named 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* 8th *day of* Dec. *19* 78

Commission expires 4/21/80

Mary Emery *Notary Public*

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

DEC 14 78	CONV	26,500.00			
DEC 14 78	S'TAX		B*	68.90	
DEC 14 78	PR'FEE		B*	.50	
DEC 14 78	W'DEED		B*	4.00	* 73.40

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 235131

FROM
Lyonell Victor Turner and wife,
Arlean Rice Turner
TO
Charles E. Settles, Sr. and wife,
Cherry H. Settles

F. 0 5 1. 6 8

IDENTIF. REFERENCE

DEC 14 1 07 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627