File # 225

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1990

Notary Public

MY COMMISSION EXPIRES: 5/8/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARK H. ANDERSON, ATTORNEY AT LAW, 2500 Hillsboro Road, Nashville, Tennessee 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Calvin Verdell Settles (NAME)	Howard W. Andeson & Wayne S. Bryant (NAME)	82-8-388
1003 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 40048 (STREET ADDRESS)	19W-18940
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

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, Howard W. Anderson and Wayne S. Bryant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Verdell Settles

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. 26 of Block "F" on the plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Maxwell Avenue and runs back between parallel lines, 211 feet to an alley.

Being the same property conveyed to Howard W. Anderson and Wayne S. Bryant by trustees deed of record in Book 7826, page 117, Register's Office for Davidson County, Tennessee. Sarah A. Anderson, wife of Howard W. Anderson and Jacqueline Bryant, wife of Wayne S. Bryant join in this conveyance for the express purpose of conveying any right, title or interest they may have in the subject property.

9.6.8 7.2.

IDENTIFI REFERENCE

JAN 17 1 21 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 1003 Maxwell Avenue (House Number) (Street) (P. O. Address) Nashville, TN (City or Town) 37206 (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 hands this 16th day of January, 1990

Howard W. Anderson

Sarah A. Anderson

Wayne S. Bryant

Jacqueline Bryant

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard W. Anderson and wife, Sarah A. Anderson and Wayne S. Bryant and wife, Jacqueline Bryant

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 January, 1990

Commission Expires 5/8/91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

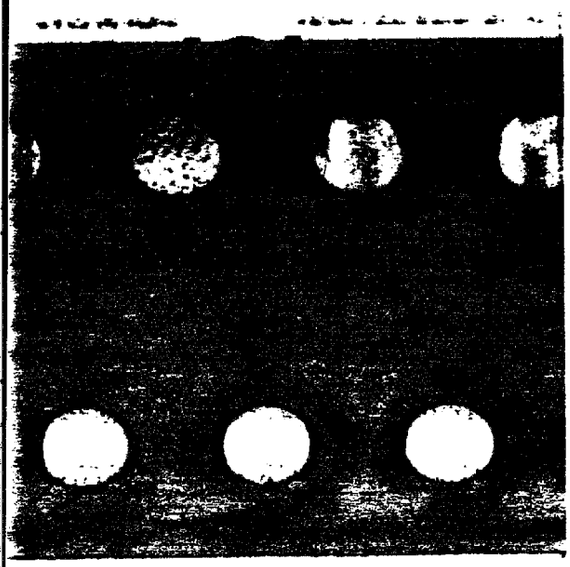
FROM

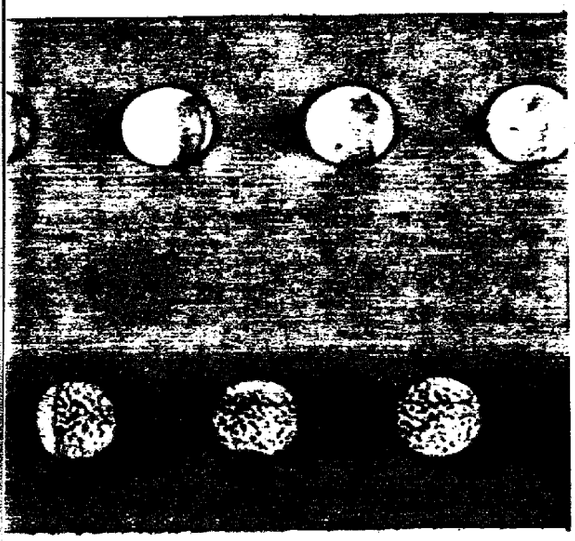
Howard W. Anderson and
Wayne S. Bryant

TO

Calvin Verdell Settles

3717 01/17 0101 03CHECK 08:05





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 18500.00
				CON TX 61.05
				PRFEE 1.00
				WDEED 6.00
				TOTAL 68.05
				CHECK 68.05
			01/17/90 01	13:21 0001 3717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6 8.7.2

IDENTIFI REFERENCE

JAN 17 1 23 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284818