BOOK 11163 PAGE 979

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36918)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October, 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 27, 1999

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
David Richard Settles (NAME)	XXXXXXXXXXXXXXXXXXXXXXXX (NAME)	15-136
6 acres on Morgan Road (ADDRESS)	XXXXXXXXXXXXXXXXXXXXXXXX (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	XXXXXXXXXXXXXXXXXXXXXXXX (CITY) (STATE) (ZIP)	

FOR AND 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, Minnie P. Frizzell Griggs and husband Franklin O. Griggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Richard Settles and wife, Susan 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:

Being a tract of property in the First Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to James Frizzell et ux of record in Deed Book 4776, Page 920, Register's Office Davidson County, Tennessee more accurately described according to a survey dated September 29, 1998 by Tommy E. Walker, R.L.S., TN Lic. No. 1465, as follows:
Beginning at an existing iron pin in the southerly margin of Morgan Road, said pin being the most northwesterly corner of the herein described tract and the most northeasterly corner of Romona Hoffman (Deed Book 10131, Page 149 RODCT); thence with said margin of Morgan S. 86 deg. 44' 15" E, 151.99 feet to a set iron pin; thence now leaving said margin with new line S. 03 deg. 20' 16" W, 462.11 feet to a set iron pin at a post in the line of Michael Bates (of record in Deed Book 8317, Page 194, RODCT); thence with said Bates and a fence S. 02 deg. 56' 49" W, 786.75 to an existing iron pin at a corner post; thence with a fence N. 86 deg. 00' 00" W, 299.51 feet to an existing iron pin at a corner post; thence with a fence N. 02 deg. 56' 22" E, 1246.88 feet to the point of beginning containing 7.001 acres more or less.

BEING part of the same property conveyed to James M. Frizzell and wife, Minnie P. Frizzell by deed from Harold L. Cox and wife, Emma E. Cox of record in Book 4776, Page 920, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6 acres on Morgan Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (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 my hand this 16th day of October, 19 98

Minnie P. Frizzell Griggs
Minnie P. Frizzell Griggs

Franklin O. Griggs
Franklin O. Griggs

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minnie P. Frizzell Griggs and husband Franklin O. Griggs

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 98.

Commission expires

Notary Public

NOTARY PUBLIC
CECIL C. VICTOR
LAHGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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.

My Commission Expires MAR. 27 1999

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

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

The foregoing is the same legal description as appears in the previous deed of record.

The said James M. Frizzell has since died.

Franklin O. Griggs husband of Minnie P. Frizzell Griggs joins in this conveyance for the purpose of conveying suchmarital rights, if any, he may have in subject property.

0502157
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:44
REGISTER
DAVIDSON COUNTY, TN.

5974 10/21 0101 03CHECK 245.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 981

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	245.95
CHECK	245.95

10/21/98 01 10:47 0001 5974

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0502157
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 10:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1360977