PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40719
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph H. Settles Deborah G. Phillips 1022 Woodmont Blvd Nashville, Tennessee 37204	First Trust Mortgage Company 115 Eastpark Blvd. Suite 110 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 118-09-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 310000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda C. Igney and spouse, Michael P. Igney,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph H. Settles and spouse, Deborah G. Phillips,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 27 and the east 16 feet of Lot No. 28 on the Map of Leonte Subdivision of Lots Nos. 17, 18, and 19, 24, 25 and 26 in Noelton, not of record, and described according to a copy of a survey thereof made by W.B. Southgate Surveyor in December 1936 as follows:

BEGINNING at a point in the north margin of Woodmont Boulevard 180 feet east of the easterly margin of the Granny White Pike; thence with the northerly margin of Woodmont Boulevard, easterly 116 feet; thence northerly 201 feet to a point; thence westerly 116 feet to a point; thence southerly 201 feet to the point of the beginning.

BEING the same property conveyed to Brenda C. Igney and spouse, Michael P. Igney by deed from Brooks Daniel Collier and spouse, Kathleen Elizabeth Collier of record in Book 9236, page 437, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 1022 Woodmont Blvd, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 1999.

Brenda C. Igney

Brenda C. Igney

Michael P. Igney

Michael P. Igney

BOOK 11362 PG. 957

State of Tennessee
County of Davidson

On this 26th day of February, 1999, before me the undersigned authority, personally appeared **Brenda C. Igney** and **Michael P. Igney**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

2279 03/02 0101 03CHECK 1158.00

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 310000.00

Joseph A. Seitz

Affiant

Sworn and subscribed before me on the 26th day of February, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0555099
RECEIVED FOR REFERENCE
99 MAR -2 PM 2:20
REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 958

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0555099

IDENTIFICATION REFERENCE

99 MAR -2 PM 2:20

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
310000.00
CON TX 1147.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1158.00
CHECK 1158.00

03/02/99 01 14:18 0001 2279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431467