FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/00 13:12 2pgs
Fees:11.00 Taxes:159.10

20000921-0093945

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF September 20 00

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 1/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Beazley (NAME)	The Community Bank (NAME)	MAP 83-13
1616 Shelby Ave. (ADDRESS)	4205 Hillsboro Rd., #101 (ADDRESS)	PARCEL 332
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Evelyn Joan Settle and Mathew Allen Settle by Karen Renee Hays, Guardian, sole heirs of the Estate of George A. Settle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Beazley, unmarried

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 a part of Lots Nos. 175, 176 and 177, of Block "Q" on the Map of Lindsley Home Place, of record in Plan Book 2, Page 92, Chancery Court, Nashville, Tennessee.

Said parts of Lots Nos. 175, 176, and 177 front 50 feet each on the north side of Boscobel Street and run back parallel lines 50 feet. Parts of said lots front 150 feet on Boscobel Street and 50 feet on the west margin of South 15th Street.

Being the same property conveyed to George A. Settle and wife, Doris W. Settle by deed of record in Book 3248, Page 475, Register's Office for Davidson County, Tennessee. The said Doris W. Settle having predeceased George A. Settle. Doris having remarried Charles E. Holstrom, III and leaving her right to the property to Joan A. Settle, Richard A. Settle and Charles E. Holstrom, III. Joan A. Settle, Richard A. Settle and Charles E. Holstrom, III having quitclaimed the property to George A. Settle in Book 7295, Page 615, Book 7295, Page 613 and Book 7295, Page 617. The said George A. Settle died intestate leaving Joan Settle and Mathew Settle as the sole heirs.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plan Book 2, Page 92, Chancery Court, Nashville, Tennessee.

This is unimproved ( ) improved (X) property, known as 1419 Boscobel Street, Nashville, TN 37206
(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 our hand s this 20th day of September, 20 00

Joan Evelyn Settle

Mathew Allen Settle

Mathew Allen Settle By Karen Renee Hays Guardian

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

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(or proved to me on the basis of satisfactory evidence) 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 _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Karen Renee Hays, 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 on behalf of Mathew Allen Settle as his Guardian as the free act and deed of the within named Mathew Allen Settle. Witness my hand and official seal at Nashville, Tennessee the 18th day of September, 2000.

My Commission Expires: 1/26/02 Marie Bradford

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Evelyn Joan Settle, 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 18th day of September, 2000.

My Commission Expires: 1/26/02 Marie Bradford

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.