Davidson County DEEDWARR
Recvd: 05/10/01 08:14 2pgs
Fees:11.00 Taxes:369.63

20010510-0048401

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl J. Goldtrap	1st Trust Bank for Savings	MAP 083-04
(NAME)	(NAME)	
2400 Himes Drive	P.O. Box 17257	PARCEL 141.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Memphis, TN. 38187-0257	
(CITY) (STATE) (ZIP)	(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, James G. Settles and wife, Sheryl Renee Settles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Earl J. Goldtrap and Debra L. Hampton married and Beverly Dye, unmarried~~ Beverly Dye, unmarried and Earl J. Goldtrap, married

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. 91 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot fronts 105 feet on the south side of Himes Drive and runs back between the lines, 128.1 feet on the east line and 100 feet on the west line to a dead line in the rear which is a broken line on which it measures 132.6 feet.

Being the same property conveyed Sheryl Renee Outlaw, unmarried by deed from Betty Alice Boyette, unmarried of record in Book 10111, Page 152, Register's Office for Davidson County, Tennessee. The said Sheryl Renee Outlaw (now Settles) having since quit claim to Sheryl Renee Outlaw Settles et vir, James G. Settles of record in Book 10634, Page 463, Register's Office for Davison County, Tennessee. Sheryl Renee Settles a.k.a. Sheryl Renee Outlaw Settles.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1835, page 26, of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2400 Himes Drive, Nashville, Tennessee 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 23rd day of April, 2001

James G. Settles

Sheryl Renee Settles

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 James G. Settles and wife, Sheryl Renee Settles

the bargainor s, 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 Brentwood, Tennessee, this 23rd day of April 2001.

Commission expires 3/10/03

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires 3/10/2003

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 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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

James G. Settles and wife,
Sheryl Renee Settles

TO

Earl J. Goldtrap and ~~Debra J./ Hampton~~ / Beverly Dye

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027