WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/01 09:38 2pgs
Fees:11.00 Taxes:110.45
20010618-0063967

TRACY A. HOBBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires AUG 16 2001 Sept.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,850.00

Ira Wayne Settles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Wayne Settles, Sr.	Same	81-10-0-290.00
(NAME)	(NAME)	
918 S. Douglas		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 Utley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira Wayne Settles, Sr.

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:

A one half (1/2) undivided interest as tennants in Commons Land in Davidson County, Tennessee, being Lot No 319 on the Plan of J.M., T.J., and G.W. Harding's Addition as of record in Book 21, page 80, Register's Office for said County. Said Lot No. 319 fronts 50 feet on the westerly side of 22nd Avenue North, formally Alamo Street, and runs back between parallel lines 157 feet, more or less to an alley.

Being the same property conveyed to Walter J. Settles by deed from Harry Diamond and wife Ida Diamond of record in Book 4114, Page 375, Register's Office for Davidson County, Tennessee, and a 1/2 interest further conveyed to James Utley by deed from Walter J. Settles and wife, Mary P. Settles. The said Walter J. Settles having since died on 04-25-99 and the said Mary P. Settles having since died on 02-03-96.

Grantor hereby makes oath that the above described property has never been the domicile of James Utley.

unimproved ( )
This is improved (X) property, known as 1747 22nd Avenue North, Nashville, Tennessee 37204
(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 14th day of June, 2001

James Utley

James Utley

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 Utley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of June, 2001.

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 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 _____.

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires AUG. 16, 2001

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

My commission expires _____

Notary Public