Davidson County DEEDWARR
Recvd: 07/01/03 14:46 2pgs
Fees:13.00 Taxes:357.05

20030701-0091021

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42104

WARRANTY DEED

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2003

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny D. Settle	Cavalry Banking	8-103
7632 Bidwell Road	2209 Crestmoor Road #320	
Joelton, TN, 37080	Nashville, TN 37215	

FOR AND IN 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, I/WE,

Thomas Christopher Carrigan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danny D. Settle, 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 Lot No. 5 and Southerly part of Lot 4 on a boundary surveyed of Alice T. Baxter Farm of record and described acording to a survey of Robert H. Cummings dated August 22, 1977 as follows:

Beginning at the iron pin at the center line of Bidwell Road, at a point 685', more or less southerly from the center line of Baxter Road; thence with the center line of the same south 9 deg 37' west 200.67' to an iron pin, thence continuing along said center line south 5 deg 48' west 100' to an iron pin; thence leaving said Bidwell Road and along the northerly line of Earl D. Wheeler and wife, property of record in Book 4132, page 840, Register's Office for said County, south 84 deg. 12' east 643.40' to an iron pin, thence along the westerly line of the David M. Regen property of record in Book 4254, page 57, and the Ruth C. Seaman property of record in Book 4974, page 203, said Register's Office, North 22 deg. 59' west 276.36' to an iron pin; thence continuing along the westerly line of said property north 6 deg 06' west 56.63' to an iron pin; thence along southerly margin of C.J. Meeks and wife, and J.R. Phelps property of record in Book 4773, page 942, said Register's Office, north 83 deg., 32' west 475.88' to the point of beginning.

Being the same property conveyed to Thomas Christopher Carrigan by Quitlcaim Deed from Betty Ann Carrigan of record in Book 10249, page 945, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7632 Bidwell Road, Joelton, TN 37080

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/our hand(s) this 30th day of June, 2003

Thomas Christopher Carrigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Thomas Christopher Carrigan, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2003

Notary Public

My Commission Expires:_____

