Davidson County DEEDWARR
Recvd: 06/23/04 12:21 3pgs
Fees:18.00 Taxes:505.05
20040623-0074513

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $136,500.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2004. Notary Public My Commission Expires: 2007 GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Dwayne E. Dove and Christine Kane Nashville, TN 37212	Send Tax Bills To: SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Fl. Nashville, TN 37219	Map-Parcel Number: 104-11L-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY VIRGINIA SETTLE, UNMARRIED AND LATHAN EDWARDS SETTLE AND WIFE, CECILE MOORE SETTLE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DWAYNE E. DOVE, UNMARRIED AND CHRISTINE KANE, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number 8 on the Plan of Lexington Square Condominiums. The Plan of Lexington Square Condominiums is recorded in Book 6523, page 387 as an attachment to the Master Deed to Lexington Square of record in Book 6523, page 348, which sets out and establishes a horizontal property regime for Lexington Square by amending the Plan of record in Book 6250, pages 340 and 341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Virginia Settle, unmarried and Lathan Edwards Settle and wife, Cecile Moore Settle by deed from Jerre W. Patton, of record as Instrument No. 200007200071764, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, pages 340 and 341, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Lexington Square Condominiums, of record in Book 6523, page 348, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 2135 Acklen Avenue, #8, Nashville, TN 37212.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of June, 2004.

Mary Virginia Settle

Lathan Edwards Settle

Cecile Moore Settle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY VIRGINIA SETTLE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2004.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LATHAN EDWARDS SETTLE AND WIFE, CECILE MOORE SETTLE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2004.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007