20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/05 14:22 2 pgs
Fees:13.00 Taxes:399.60
20051129-0143536

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Christopher M. Fedun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 2005

DANIEL L. WISCHNOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite D-1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Fedun (NAME)	SAME AS NEW OWNER (NAME)	MAP 015-00-0
1984 Lonely Drive (ADDRESS)	(ADDRESS)	PARCEL 136.00
Nashville, TN 37210 (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, David Richard Settles and wife, Susan Settles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher M. Fedun, 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:

BEING a tract of property in the First Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to James Frizzell etus of record in Deed Book 4776, Page 920, Register's Office for Davidson County, Tennessee more accurately described according to a survey dated September 29, 1998 by Tommy E. Walker, R.L.S., TN Lic. No. 1465, as follows: Beginning at an existing iron pin in the southerly margin of Morgan Road, said pin being the most northwesterly corner of the herein described tract and the most northeasterly corner of Romona Hoffman (Deed Book 10131, Page 149 RODCT); thence with said margin of Morgan Road S. 86 deg. 44' 15" E, 151.99 feet to a set iron pin; thence now leaving said margin with new line S. 03 deg. 20' 16" W, 462.11 feet to a set iron pin; thence S. 86 deg. 01' 55" E. 150.82 feet to a set iron pin at a post in the line of Michael Bates (of record in Deed Book 8317, Page 194, RODCT); thence with said Bates and a fence S. 02 deg. 56' 49" W. 786.75 feet to an existing iron pin at a corner post; thence with a fence N. 86 deg. 00' 00" W, 299.51 feet to an existing iron pin at a corner post; thence with a fence N. 02 deg. 56' 22" E, 1246.88 feet to the point of beginning containing 7.001 acres, more or less.

Being the same property conveyed to David Richard Settles and wife, Susan Settles by Warranty Deed dated October 16, 1998, from Minnie P. Frizzell

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3065 Morgan Road, Joelton, TN 37080
(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 22nd day of November, 2005

David Richard Settles

Susan Settles

LEGAL DESCRIPTION CONTINUATION:

Griggs and husband, Franklin O. Griggs, of record in Book 11163, Page 979 and re-recorded in Book 11284, Page 976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

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 David Richard Settles and wife, Susan Settles, the bargainors, 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 Goodlettsville, Tennessee, this the 22nd day of November, 2005.

Notary Public

My Commission Expires:

9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON