Davidson County DEEDWARR
Recvd: 12/04/06 13:02 3 pgs
Fees:18.00 Taxes:1572.50

20061204-0149221

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 45030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-10-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CASA DEVELOPMENTS, LLC 1709 19th Ave South Nash TN 37212	**SAME**	SEE BELOW

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, ODESSA SETTLES (Tract 1) and THE HEIRS-AT-LAW OF WALTER J. SETTLES (Tract 2)**

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

TRACT 1 105-13-0 159.00

Land in Davidson County, Tennessee, being in Lot No. 3 on the Plan of the W.L.B. Lawrence land as of record in Book 21, page 148, Register's Office for Davidson County, Tennessee, also known as the southerly 50 feet of Lot No. 10 on the Plan of the McAllister property, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Tenth Avenue South, formerly Pomroy Avenue, at a point 234 feet north of the northerly margin of Lawrence Avenue; thence with the westerly margin of 10th Avenue South, northwardly 50 feet; thence at right angles westwardly 188 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence at right angles eastwardly 188 feet, more or less.

Being the same property conveyed to Odessa Settles by Quitclaim Deed from Walter Settles, of record in Book 11396, page 675, Register's Office for Davidson County, Tennessee.

This is improved property known as 2111 10th Avenue, South, Nashville, Tennessee 37204

TRACT 2 105 · 13-0 -160.00

Land in Davidson county, Tennessee, being part of Lot No. 9 on the Plan of McAlister Property, as of record in book 421, page 10, described as follows:

BEGINNING at an iron pin in the west margin of 10th Avenue South 108.2 feet north of the north margin of Lawrence Avenue; thence southwesterly around a curve 24.17 feet to an iron pin in the north margin of an alley; thence with said ally, north 85 degrees 02' west 155.2 feet to an iron pin; thence northeasterly around a curve, 30.60 feet to an iron pin in the east margin of an alley; thence with said alley, north 2 degrees 38' east 50.8 feet to an iron pin at the corner of Lots 9 and 10; thence along said line, south 85 degrees 02' east 155.2 feet to an iron pin in the west margin of

10th Avenue, South; thence with said Avenue, south 2 degrees 38' west 54.4 feet to the point of beginning.

Being the same property conveyed to Walter J. Settles and wife, Mary Pauline Settles by deed from Town & Country Realty Company, a Tennessee corporation, as of record in Book 4432, page 994, Register's Office for Davidson County, Tennessee. The said Walter J. Settles and wife, Mary Pauline Settles having since died and title being vested in Odessa Settles, Walter James Settles, Jr., Robert Lee Settles, Sr., Larry Eugene Settles, Ira Wayne Settles, Sr., Calvin Verdell Settles, Sr., Atley Vernard Settles, Sr., Charles Settles and Alicia Gibbs, by Affidavit of Heirship of record in Book 11663, page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 10th Avenue, South, Nashville, Tennessee 37204

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 hands this 30th day of November, 2006.

Odessa J Settles

ODESSA SETTLES

Walter James Settles Jr by Odessa J Settles AIF

WALTER JAMES SETTLES, JR.

Robert Lee Settles, Sr by Odessa J Settles AIF

ROBERT LEE SETTLES, SR.

Larry Eugene Settles by Odessa J Settles AIF

LARRY EUGENE SETTLES

Ira Wayne Settles by Odessa J Settles AIF

IRA WAYNE SETTLES, SR.

Calvin Verdell Settles, Sr by Odessa J Settles AIF

CALVIN VERDELL SETTLES, SR.

Atley Vernard Settles, Sr by Odessa J Settles AIF

ATLEY VERNARD SETTLES, SR.

Charles Settles by Odessa J Settles AIF

CHARLES SETTLES

Alicia Gibbs by Odessa J Settles AIF

ALICIA GIBBS

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 ODESSA SETTLES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 30TH day of November, 2006, before me personally appeared ODESSA SETTLES, to me known to be the person who executed the foregoing instrument in behalf of WALTER JAMES SETTLES, JR., ROBERT LEE SETTLES, SR., LARRY EUGENE SETTLES, IRA WAYNE SETTLES, SR., CALVIN VERDELL SETTLES, SR., ATLEY VERNARD SETTLES, SR., CHARLES SETTLES and ALICIA GIBBS, as their Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said GRANTORS, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010