Davidson County DEEDWARR
Recvd: 03/10/08 11:53 2 pgs
Fees:13.00 Taxes:4477.00
20080310-0023920

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 $1,210,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2008. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lathan E. Settle and Cecile M. Settle 4720 Chalmers Drive Nashville, TN 37215	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	145-02-0-009.00

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, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LATHAN E. SETTLE AND WIFE, CECILE M. SETTLE,** 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 Lot No. 2 on the Plan of Seven Hills, Section IX, of record in Book 3500, page 51, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the south terminus of Chalmers Drive, a corner of this lot and a tract marked "Reserved"; thence with the line of said Tract, southwesterly 212.6 feet to a corner of

Lot No. 3; thence with the line between Lots Nos. 2 and 3, easterly 182.58 feet to a corner of Lot No. 4; thence with the line between Lots 2, 4 and 5, easterly 168.76 feet to a point; thence northerly 31.5 feet to a corner of Lot No. 1; thence with the line between Lots 1 and 2, northwesterly 261.1 feet to the terminus of Chalmers Drive; thence along the south terminus of said Drive, westerly, around a slight curve, 64.5 feet to the point of beginning.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Margaret Smith, unmarried, of record as Instrument No. 20060816-0101174, 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. 2008 taxes, a lien due and payable but not yet delinquent, 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 3500, page 51, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4846, Page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4720 Chalmers Drive, Nashville, TN 37215.

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 6th day of March, 2008.

HR Properties of Tennessee,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Galen Scott Haley**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of March, 2008.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2010

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