03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

BILL GARRETT, Davidson County
Trans:T20110047710 DEEDWARR
Recvd: 08/04/11 14:07 2 pgs
Fees:13.00 Taxes:758.50
20110804-0060073

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Affiant

Subscribed and sworn to before me, this 1st day of August, 2011.

Notary Public
My commission expires:

03-1104-37056

Address of New Owner:	Send Tax Bills to:	Tax Information
William Smallman 2931 Vaulx Lane Nashville TN 37204	New Owner	118-06-0-028

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandra Settles, aka Sandra L. Settles, Executrix of the Estate of Hamilton M. Washington, Jr., deceased, and Sandra L. Settles, Individually as Devisee under the Last Will & Testament of Hamilton M. Washington, Jr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Smallman, hereinafter called the Grantees, their successors 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 further described as follows, to-wit:

Tracts of Land further described as Units 1 and 2 of Lot 73-B, Unit 3 of Lot 74-B and the north part of Lot 78-B, and the north part of Units 3 and 4 of Lot 79-B on the Plan of Battlefield Estates, Section L, of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

TRACT 1: Tracts of Land further described as Units 1 and 2 of Lot 73-B and Unit 3 of Lot 74-B together 75 feet on the westerly side of Vaulx Lane, formerly James Avenue, and extend back between parallel lines, 160 feet to a dead line. Said part of Lot 78-B, and the north part of Units 3 and 4 of Lot 79-B are described together as follows:

Beginning at the common corner of Lots 69-B and 78-B, said point being 160 feet West of the westerly margin of Vaulx Lane, formerly James Avenue, thence with the line between Lots 69-B, 68-B, 78-B, and 79-B, westwardly 123.75 feet to the corner of Units 2 and 3 of Lot 79-B; thence with the line between said Units southwardly 100 feet; thence eastwardly and parallel with the southerly line of said Lots 68-B and 69-B, 123.75 feet to the westerly line of Lot 74-B; thence with the line between Lots 73-B, 74-B and 78-B, northwardly 100 feet to the beginning.

Being the same property conveyed to Hamilton Washington, Jr. and wife, Dorothy Juanita Washington by deed from Raymond H. Gray and wife, Martha B. Gray, dated September 20, 1966, recorded September 30, 1966 in Book 4063, Page 277, Register's Office for Davidson County, Tennessee.

TRACT 2: A Tract of land being the southerly six feet of Unit 3 of Lot 73-B, according to the Plan of Battlefield Estates Re-Subdivision of Vaulx Lands, Section 1, prepared by Z. J. Wilkinson, Surveyor, and recorded in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Beginning at a point 270 feet South of the southerly margin of East Clayton Avenue, said parcel of property fronts six (6) feet on the westerly side of Vaulx Lane, (formerly James Avenue), and extends westwardly between parallel lines along the northerly line of Unit 2 of Lot 73-B, a distance of 160 feet, to a line in the rear.

Being the same property conveyed to Hamilton Washington, Jr. and wife, Dorothy Juanita Washington by deed from Ella H. Martin, dated October 2, 1967, recorded December 27, 1967 in Book 4200, Page 231, Register's Office for Davidson County, Tennessee.

Dorothy Juanita Washington died. Hamilton Washington, Jr. subsequently died testate and by Last Will and Testament of record in the Probate Court Clerk's office for Davidson County, Tennessee, Docket No. 11P-438, subject property was devised to Sandra Settles.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2931 Vaulx Lane, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of August, 2011.

Sandra L. Settles, Executrix of The Last Will & Testament of Hamilton Washington, Jr., deceased

Sandra L. Settles, Devisee under The Last Will & Testament of Hamilton Washington, Jr., deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra L. Settles, Executrix of The Last Will & Testament of Hamilton Washington, Jr., deceased and Sandra L. Settles, Devisee under The Last Will and Testament of Hamilton Washington, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of August, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-13

My Commission expires 02/11/13