AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$323,200.00.** Nicholas Greco Affiant Subscribed and sworn to before me, this the 17th day of November, 2011. Notary Public My commission expires: 7-6-15 (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frances G. Crenshaw	Suntrust Mortgage	**Map 118-05-0, Parcel 201-00**
1004 Battlefield Drive	PO Box 79041	
Nashville, TN ~~37212~~ 37204 NS	Baltimore, MD 21279	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric D. Settle and Brittain W. Settle, husband and wife

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

Frances G. Crenshaw

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Revised and Corrected Subdivision by J. Leroy Davis of the South part of Lot No. 6 on the Plan of Noelton, not of record, and the southerly 50 feet of Tract No. 2 conveyed to Mrs. Katie J. Corbitt, by Deed of record in Book 2145, Page 219, Register's Office for Davidson County, Tennessee (same being a part of the North part of said Lot No. 6 described according to a survey thereof made by Lewis D. Justice, Surveyor, in March 1945); all of the property conveyed herein being more particularly described according to a "Lot Survey" made by John G. Kohl, III, Registered Land Surveyor, in May, 1968, as follows:

BEGINNING at a point in the northerly margin of Battlefield Drive, the common corner of Lot Nos. 2 and 3, which point is 159.5 feet West of the Northwest corner of said Drive and Lealand Lane (formerly 10th Avenue South); thence, with the northerly boundary of Battlefield Drive, being North 87° 29' West 82.0 feet to an iron pin; thence, North 08° 09' West, with the line between Lot Nos. 3 and 4, 174.22 feet to a point; thence, North 01° 56' East, with said line, 50.0 feet to a point; thence, South 89° 29' East 98.2 feet to a point; thence, South 02° 14' West 50.0 feet to a point in the line between Lot Nos. 2 and 3; thence, with the line between Lot Nos. 2 and 3, South 02° 54' East 175.42 feet to the point of BEGINNING.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee in Deed of record in Book 4767, Page 46, said Register's Office:

BEGINNING at the point of intersection of the North and East boundaries of this property, said point being along the said East boundary, northwardly 228.3 feet from its point of intersection with the North margin of Battlefield Drive at another point that is westwardly 159.5 feet from the West margin of Lealand Lane; thence, South 86° 50' West 91.2 feet to a point; thence, North 02° 34' East 12.4 feet to a point in the said North boundary; thence, along the said boundary North 89° 29' West 98.2 feet to the point of BEGINNING and containing 456 square feet.

BEING the same property conveyed to Brittain Whittemore, unmarried by Warranty Deed from Leslie Paige Dillard, unmarried, of record in Instrument No. 20070801-0091173, dated July 27, 2007 Register's Office for Davidson County, Tennessee. The said property was conveyed to Brittain Whittemore, an unmarried woman and Eric D. Settle, an unmarried man, as joint tenants with right of survivorship by Quitclaim Deed, of record in Instrument No. 20080423-0041491, dated April 11, 2008, and further conveyed to Eric D. Settle and Brittain W. Settle, husband and wife by Quitclaim Deed, of record in Instrument No. 20100203-0008442, dated February 2, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements of record in Book 2145, page 219, in Book 4243, page 175, in Book 4767, page 466 and Joint Driveway Agreement, of record in Book 11515, page 976, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BILL GARRETT, Davidson County
Trans:T20110073430 DEEDWARR
Recvd: 11/21/11 09:15 2 pgs
Fees:13.00 Taxes:1195.84
20111121-0090802

This is improved (__X__) Unimproved (____) property, known as **1004 Battlefield Drive, 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 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 my/our hand(s) this **17th** day of **November, 2011.**

Eric D. Settle

Brittain W. Settle

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Eric D. Settle and Brittain W. Settle,** the within named sellers, 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 Nashville, Tennessee, this **17th** day of **November, 2011.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13