box 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Laurence C. Carmichael<br>3702 Rosemont Avenue<br>Nashville, TN 37215 | Atlantic Coast Mortgage Company<br>12700 Fair Lakes Circle Ste. 400<br>Fairfax, VA 22033 | MAP 117-16<br>PARCEL 099<br>16DA 07390 |

**WARRANTY DEED** BOOK 7917 PAGE 806

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Almattie G. Settle, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Laurence C. Carmichael and wife, Belinda W. Carmichael hereinafter called the Grantee, Grantee's 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. 7 on the plan of Maplehurst Subdivision, of record in Book 843, page 22 and 23, Register's Office for said County.

SAID Lot No. 7 fronts 60 feet on the easterly margin of Rosemont Avenue and extends back 145 feet between parallel lines to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Andrew G. Settle and wife, Almattie G. Settle by deed from Ira T. Adams and wife, Martha S. Adams of record in Book 2740, page 617, said Register's Office. Andrew G. Settle has since died, leaving property vested in Almattie G. Settle as surviving tenant by the entirety.

This instrument is executed on behalf of Almattie G. Settle by Horace Goodrich as her attorney in fact pursuant to Power of Attorney of Record in Book 7815, page 771, said R. O.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 3702 Rosemont Avenue, 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of August, 1989.

Almattie G. Settle By: Horace Goodrich
Almattie G. Settle By: Horace Goodrich
as Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 14th day of August, 1989, before me personally appeared Horace Goodrich, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Sue B. Harding
Notary Public

My Commission Expires: 11-10-91

COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

Erlene Matthews
Affiant

Subscribed and sworn to before me, this the 11th day of August, 1989.

Diane Parker
Notary Public

My Commission Expires: 1-23-93

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 Horace Goodrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Almattie G. Settle as her Attorney in Fact as the free act and deed of the within named Almattie G. Settle.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of August, 1989.

Sue B. Harding
Notary Public

My Commission expires: 11-10-91

**WARRANTY DEED**

from:
Almattie G. Settle, unmarried

to:
Laurence C. Carmichael and wife,
Belinda W. Carmichael

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 14th day of August, 1989.

Notary Public

My Commission Expires: 11-10-91

5886 6

IDENTIF. TREFERENCE

AUG 17 3 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6927 08/17 0101 03CHECK 307.00

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 809

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 90000.00
CON TX 297.00
PRFEE 1.00
WDEED 9.00
TOTAL 307.00
CHECK 307.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/17/89 01 15:42 0001 6927

5886

IDENTIF. TREFERENCE

AUG 17 3 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No.