BK 8489 PG 587

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31313)
Dav. Co. File: Box 8

NANCY WILKINS NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 118,500.00

E. Magnus Persmark
Affiant

Sworn and subscribed before me this
15th day of November, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
E. Magnus Persmark
3624 Bellwood Avenue
Nashville, TN ~~37203~~ 37206

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
104-13-218

WARRANTY DEED

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, the undersigned **Margaret Fulton Walker and Sam Fulton,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **E. Magnus Persmark and spouse, Rosalie H. Hammond,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 21 of Block B on the plan of Bellwood, of record in Book 547, page 149 and 150, Register's Office for said county.

SAID Lot No. 21 of Block B fronts 60 feet on the northerly margin of Bellwood Drive and extends back 142.87 feet on the easterly line and 156.94 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to C. Darby Fulton and wife, Nannie Ravenel Fulton by deed from J. M. White and wife, Elizabeth White of record in Book 831, page 196, said Register's Office. C. Darby Fulton has since died. Nannie Ravenel Fulton subsequently died, unmarried and testate. By will of record in Will Book 162, page 65 Probate Court Clerk's Office fro Davidson County, Tennessee Nannie Ravenel Fulton devised subject property to Charles Darby Fulton, Jr., Margaret Fulton Walker (also known as Margaret F. Walker) and Sam Fulton. (also known as Sam R. Fulton) Charles Darby Fulton, Jr. predeceased by Nannie Ravenel Fulton.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Margaret Fulton Walker by Sam Fulton as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

0905 11/20 0101 03CHECK 445.45

This is improved property, known as: 3624 Bellwood Avenue, Nashville, TN 37203

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 15th day of November, 1991.

Margaret Fulton Walker

Margaret Fulton Walker, By: Sam Fulton, Atty-In-Fact

Sam R. Fulton

Sam Fulton

State of Tennessee
County of Davidson

On this 15th day of November, 1991, before me the undersigned authority, personally appeared Sam Fulton, 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 the execution as a free act and deed.

NANCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sam Fulton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Margaret Fulton Walker**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of November, 1991.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

AFFIDAVIT

STATE OF TENNESSEE

COUNTY **OF** DAVIDSON, **to-wit:**

This day appeared before me, _____, a Notary Public in and for the jurisdiction aforesaid, Sam Fulton, who made oath as follows:

1. That by appointments dated October 29, 1991 which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, he/she was appointed as attorney-in-fact for Margaret F. Walker ("Principal") for the purposes set out therein.

2. That the said Principal is/are alive at the time of the execution of the Security Instrument in his/her/their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 15th day of November, 1991.

Affiant Sam Fulton

6334.6

RECEIVED FOR RECORD Nov 20 11 52 AM '91

I, _____, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Sam Fulton whose name is signed to the foregoing writing bearing date of November 15, 1991, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 15th day of November, 1991

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires on the 26 day of Sept, 1992.

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				118500.00
			CON TX	438.45
			PRFEE	1.00
			WDEED	6.00
			TOTAL	445.45
			CHECK	445.45
11/20/91	01		11:54 0001	0905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3346.

IDENTIFICATION

Nov 20 11 52 AM '91

No. 477988