24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9230 PAGE 334

ADDRESS NEW OWNER:
Starla M. Nicholson
421 Amquiwood Court
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Lomas Mortgage USA
P. O. Box 660319
Dallas, TX 75266-0319

MAP AND PARCEL:
MAP 42 Gp 8
PARCEL 50
11D 33582

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles A. Settle Jr. and wife, Kimberly Ann Settle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Starla M. Nicholson, unmarried , 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:

> BEING Lot 46 on the Subdivision of Heritage Place Subdivision, of record in Plat Book 5200, Page 628, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Charles A. Settle, Jr. and wife, Kimberly Ann Settle, by deed from Tri-County Builders, a Tennessee General Partnership of record in Book 7486, Page 740, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6148, Page 537, said Register's Office.
This conveyance is subject to minimum building setback line, ingress and egress and public utility and drainage easements of record in Plat Book 5200, Page 628, said Register's Office.

This is improved property known as 421 Amquiwood Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Starla M. Nicholson, unmarried, their heirs and assigns, forever; and we, Charles A. Settle Jr. and wife, Kimberly Ann Settle do 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

11230
IDENTIF. & REFERENCE

94 JAN 26 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3614 01/26 0101 03CHECK 345.70

Witness our hands this the 21st day of January, 1994.

Charles A. Settle Jr.

Kimberly Ann Settle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles A. Settle Jr. bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly Ann Settle the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 91,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of January, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

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

RECEIVED OF _____

FOR _____

BOOK 9230 PAGE 336

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 91000.00~~
				CON TX 336.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 345.70
				CHECK 345.70
01/26/94	01		11:18 0001	3614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11230

IDENTIF. & REFERENCE

94 JAN 26 AM 11:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.749556