FILE 4

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KEITH P. FOSBINDER ET UX	SAME	14D 49300
(NAME) 4237 Little Marrowbone Rd.	(NAME)	Map 38 # 17
(STREET ADDRESS OR ROUTE NUMBER) Joelton, TN 37080	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7547 PAGE 215

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

8289 05/18 0101 03CHECK 398.50

We, JAMES R. SETTERS AND WIFE, DANA D. SETTERS,

have bargained and sold, and by these presents do transfer and convey unto the said KEITH P. FOSBINDER AND WIFE, BERNICE E. FOSBINDER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:
Situated in the 14th Civil District of said County and beginning at a point in the center of a bridge over a branch; near the residence of L. J. Setters; thence S 17° E 18.8 poles to a point in Little Marrowbone Creek; and with said Creek N 73° E 12 poles, S 89° E 14 poles, N 81° E 40.8 poles to the center of the bridge on Little Marrowbone Creek; thence with the center of the public road North 85° W 28 poles, N 77 1/2° W 28 poles, S 75° W 13 poles to the beginning.

Being the same property conveyed to James R. Setters and wife, Dana D. Setters by deed from Bertha Dickerson Tidwell, of record in Book 4855, page 382, Register's Office for Davidson County, Tennessee.

31527

IDENTIFICATION REFERENCE

MAY 18 12 21 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 4237 Little Marrowbone Road (House Number) (Street)
Joelton, Tennessee 37080
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we 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.

Whenever 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 ~~our hands~~ this 12th day of May, 19 88

James R. Setters

Dana D. Setters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7547 PAGE 216

Personally appeared before me the undersigned, a Notary Public in and for said County and State James R. Setters and wife, Dana D. Setters

the within named bargainor s, 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 seat at Madison Tennessee, this 12th day of May, 19 88.

Bruce B. Boucher
Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $140,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Keith P Fosbinder

Sworn to and subscribed before me this 12th day of May, 19 88

My commission expires 7-17-88 Notary Public Bruce B. Boucher

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM
JAMES R. SETTERS ET UX

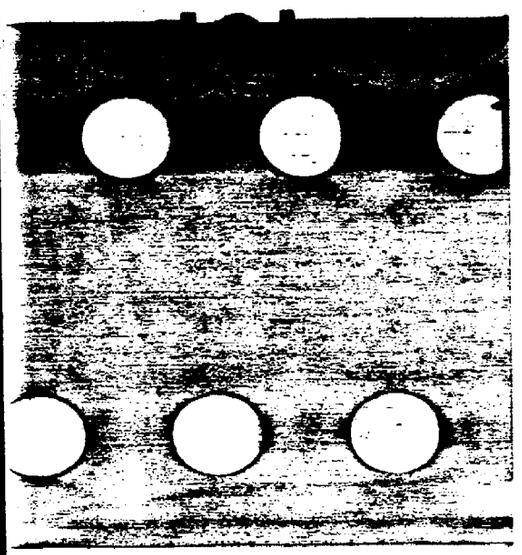
TO
KEITH P. FOSBINDER ET UX

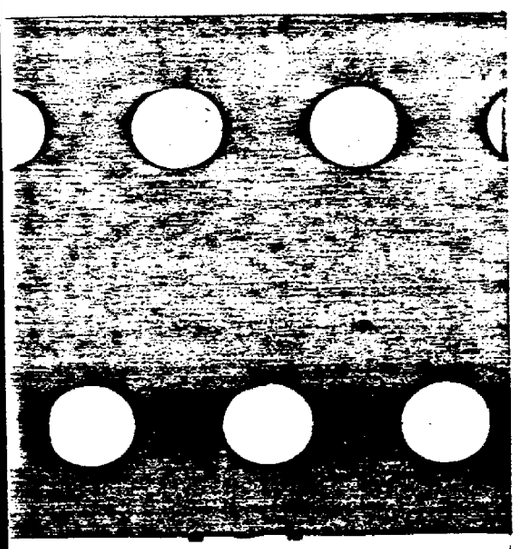
LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7547 PAGE 217

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 140000.00
CON TX 392.00
PRFEE 0.50
WDEED 6.00
TOTAL 398.50
CHECK 398.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/18/88 00 12-20 0001 8289

315.27

IDENTIFICATION REFERENCE

MAY 18 12 21 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92487