file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joseph A. Serio 103 Windsor Terrace Nashville, TN 37221	Investors Federal Savings Bank 109 Walton Ferry Road Hendersonville, TN 37075	143-01-A-103 9D 80974

8453 09/19 0101 03CHECK 372.50

WARRANTY DEED

BOOK 7655 PAGE 591

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, Steven G. Hall, Trustee with full power, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph A. Serio, Unmarried 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 103 on the plan of Windsor Terrace Condominiums, Phase II, of record, Book 7436, page 667, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Steven G. Hall, Trustee, with full power, by deed from Steven G. Hall and wife Kathryn S. Hall of record in Book 7164, page 603, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7150, page 921, In Book 7537, page 21 an amended Book 7436, page 667, In Book 7464,, page 297, said Register's Office.

This instrument is executed on behalf of Steven G. Hall by William J. Cochrane as his Attorney in Fact pursuant to a Power of Attorney of record in Book 7268, page 215, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 103 Windsor Terrace, Nashville, TN 37221.

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 16th day of September, 19 88

Steven G. Hall, Trustee
By: William J. Cochrane, Attorney in Fact

Steven G. Hall / Trustee
BY: William J. Cochrane, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
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 $ 110,000.00.

Joseph A. Serio
Affiant

Subscribed and sworn to before me, this the 16th day of September, 1988.

My Commission Expires: 10-24-88

Notary Public

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 William J. Cochrane, 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 Steven G. Hall as his Attorney in Fact as the free act and deed of the within named Steven G. Hall.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1988.

NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
Steven G. Hall, Trustee
with full power

to:
Joseph A. Serio, Unmarried

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

TN-27829

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7655 PAGE 593

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 16th day of September, 19 88.

Notary Public

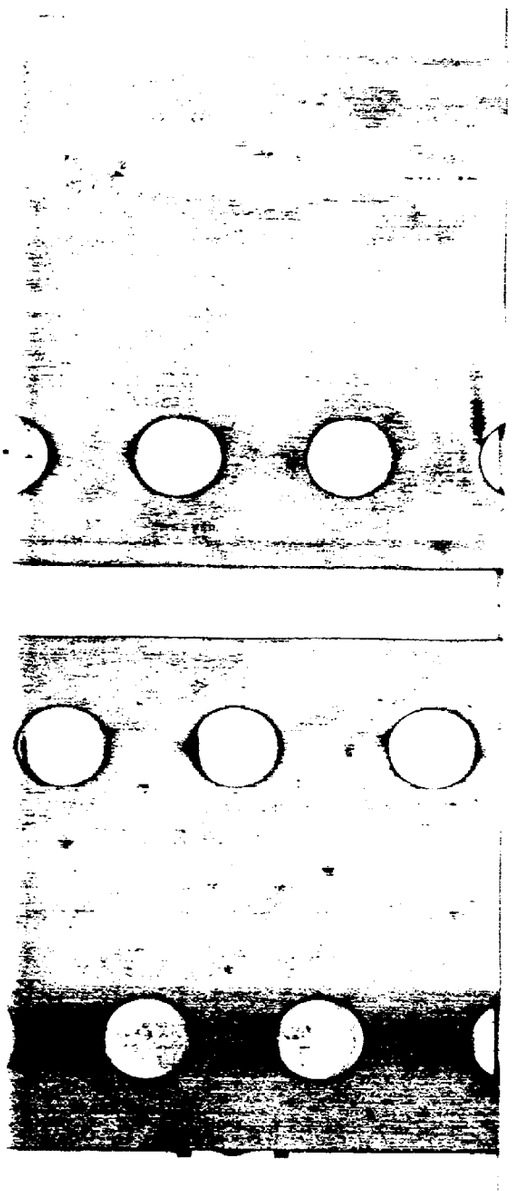
My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

SEP 19 3 33 PM '88

68752



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7655 PAGE 594

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	110000.00
CON TX	363.00
PRFEE	0.50
WDEED	9.00
TOTAL	372.50
CHECK	372.50

6 8 7 5 2

IDENTIFICATION REFERENCE

SEP 19 3 33 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

09/19/88 01 15:34 0001 8453

No. 135457