PREPARED BY:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, TN 37215

MORTGAGEE:
Thomas L. Stone, Jr.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROLANDO S. AQUINO, ~~[illegible]~~	SAME	Map 105-2
NAME: 808 - Clematis DR	NAME:	Parcels 282 &
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37205	(STREET ADDRESS)	283
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 7829 PAGE 83

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100---------- ($***10.00) ----- *Dollars,*

Cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

1601 05/01 0101 03CHECK 95.00

Thomas L. Stone, Jr., hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Rolando S. Aquino, ~~Trustee, with full power to transfer, mortgage, convey and encumber without the joinder of any beneficiary, his successors or assigns~~, hereinafter called Grantee, the following described real estate, together with ~~[illegible]~~ those easements attached hereto as Exhibits "A" & "B":

Land in Davidson County, Tennessee, being parts of Lots 26 and 27 on the Plan of Bass Second Addition of record in Book 21, page 114, Register's Office for said County, described according to a survey by Barge, Waggoner, Sumner and Cannon, Engineers, dated December 14, 1971, as follows:

Beginning at an iron pin in the easterly margin of Alley No. 402 at a point 200 feet south of Bass Street; thence leaving said Alley, north 88 deg. 15 min. east 77 feet to an iron pin in the westerly margin of the right of way of Interstate I-40; thence along said right of way and along access controlled

CONTINUED ON PAGE 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ***25,000.00

Subscribed and sworn to before me, this the 21st day of April, 1989

My commission expires 5-13-89
(Affix Seal)

Affiant

Notary Public

unimproved (X)

This is improved ( ) property, known as 911 & 913 7th Avenue South, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ~~heirs~~ successors, *and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered*

I *further covenant and bind* myself, my heirs *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ~~heirs~~ successors, *and assigns, against the lawful claims of all persons.*

Witness my *hand this* 20th *day of* April, 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Stone, Jr.
THOMAS L. STONE, JR.

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* THOMAS L. STONE, JR.

the within named bargainor with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 20th *day of* April *19* 89

Commission expires 5-13-89 *Notary Public*

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, 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 seal, at office in *this* *day of* *19*

Notary Public

Commission expires

CONTINUATION FROM PAGE 1:

Being part of the same property conveyed to Thomas L. Stone, Jr. by deed from Larry R. Butler, an unmarried person of record in Book 5617, Page 943, Register's Office for Davidson County, Tennessee.

Said property is vacant and unimproved and has never been used by the Grantor as a principal place of residence.

WARRANTY DEED

FROM

THOMAS L. STONE, JR.
TO

ROLANDO S. AQUINO

Compliments of

Colonial Title Company

Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

EXHIBIT "A"

INGRESS AND EGRESS EASEMENT

The undersigned, Thomas L. Stone, Jr., for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, as legal owner of the property located at 908 8th Avenue South, Nashville, Tennessee, being Lot No. 5 on the Plan of Bass' Second Addition of record in Book 21, page 114, Register's Office for Davidson County, Tennessee, and being part of the property conveyed to the said Thomas L. Stone, Jr. by deed of record in Book 5617, page 943, said Register's Office, does hereby grant and convey a non-exclusive easement for the purposes of ingress and egress across said property unto ROLANDO S. AQUINO, [redacted] his successors or assigns.

Said easement is conveyed subject to any existing utility easements which effect said property.

Witness my hand this 20th day of April, 1989.

Thomas L. Stone, Jr.
THOMAS L. STONE, JR.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. STONE, JR., the within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness by hand, at Office, this 20th day of April, 1989.

My Commission Expires: 5-13-89

Notary Public

EXHIBIT "B"

PARKING SPACE EASEMENT

The undersigned, Thomas L. Stone, Jr., for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, as legal owner of the property located at 908 & 910 8th Avenue South, Nashville, Tennessee, being Lots Nos. 5 and 6 on the Plan of Bass' Second Addition of record in Book 21, page 114, Register's Office for Davidson County, Tennessee, and being part of the property conveyed to the said Thomas L. Stone, Jr., by deed of record in Book 5617, page 943, said Register's Office, does hereby grant and convey an easement for four (4) parking spaces to be provided on Lot 5 and/or the rear of Lot 6 unto Rolando S. Aquino, T~~rustee~~ 12-A, his successors or assigns.

The exact location and dimensions of said parking spaces shall be determined by mutual agreement in writing between the said Thomas L. Stone, Jr. and Rolando S. Aquino, T~~rustee~~.

Said easement is granted subject to any existing utility easements which effect said Lots Nos. 5 and 6.

Witness my hand this 20th day of April, 1989

THOMAS L. STONE, JR.

FILED FOR RECORD
MAY 1 12 08 PM '89
INSTRUMENT NO. 29089

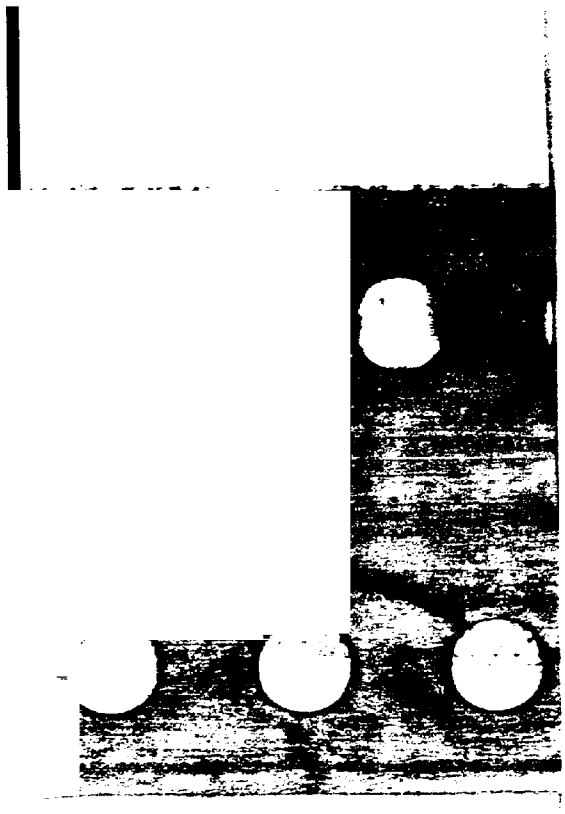
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

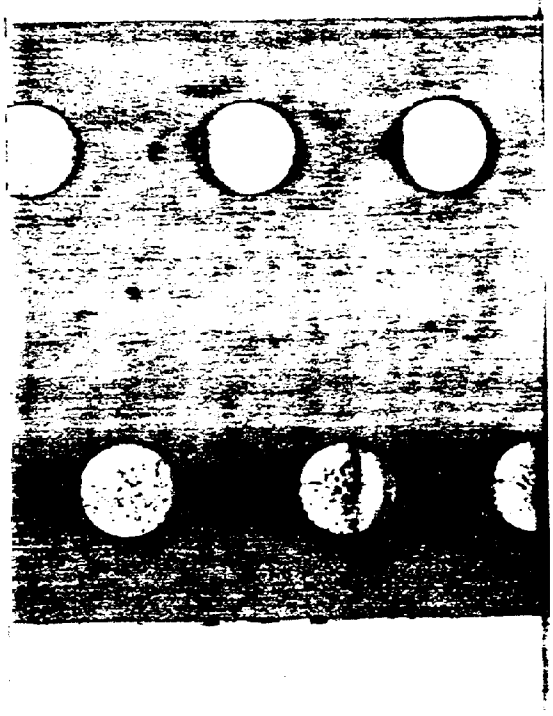
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. STONE, JR., the within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of April, 1989.

My Commission Expires: 5-13-89

Notary Public





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 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 25000.00
CON TX 82.50
PRFEE 0.50
WDEED 12.00
TOTAL 95.00
CHECK 95.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/01/89 01 14-12 0001 1601

29086

IDENTIFICATION REFERENCE

MAY 1 2 11 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 205098