THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7884 PAGE 115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS A. SETARO	FIRST TENNESSEE BANK	MAP 83-6
(NAME)	(NAME)	
1808 Eastland Avenue	P.O. Box 1000 Department 47	PARCEL 371
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Memphis, Tennessee 38148	23W 10355
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND SEVEN HUNDRED FIFTY AND 00/100------ Dollars,

4766 0 JUL 7 3 21 PM '89 REGISTER DAVIDSON COUNTY, TENN.

3241 07/07 0101 03CHECK 187.51

WILLIAM L. STONE and wife, VIRGINIA C. STONE

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS A. SETARO and wife, WENDY SETARO

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING part of Lot No. 8 on W.L. Horn's Spout Springs Addition, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee and being known as Lot No. 1 on the Resubdivision of a part of said Lot No. 8 on a survey made by Hickerson and Hickerson, Engineers, dated June 15, 1968 as follows:

BEGINNING at a point in the southerly margin of Eastland Avenue, said point being the northwesterly corner of land conveyed to James D. McConnell and wife Patricia A. McConnell, of record in Book 4257, page 6, Register's Office for Davidson County, Tennessee; thence in a southerly direction and with the westerly line of the McConnell lands, 305.0 feet to a point; thence in a westerly direction 58.0 feet to a point, being the southeasterly rear corner of land conveyed to A.E. Carver and wife, of record in Book 2695, page 214, said Register's Office; thence with Carver's easterly line and in a northerly direction 305.0 feet to a point in the southerly margin of Eastland Avenue; said point being Carver's northeasterly front corner; thence with the southerly margin of Eastland Avenue and in an easterly direction 58.0 feet to the point of beginning.

BEING the same property conveyed to William L. Stone and wife, Virginia C. Stone by deed from Allen C. Lambard, Jr. and wife, Margaret A. Lambard, of record in Book 5432, page 703, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,750.00

Subscribed and sworn to before me this the 30th day of June, 19 89

Affiant

My commission expires March 11, 1990 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 1808 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possesed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 27th day of June 19 89 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

William L. Stone
WILLIAM L. STONE

Virginia C. Stone
VIRGINIA C. STONE

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* WILLIAM L. STONE and wife, VIRGINIA C. STONE

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 seal at Johnson City *Tennessee, this* 26th *day of* June, *19* 89.

R. Carol Shaver *Notary Public*

Commission expires 4-29-91

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

_____ *Notary Public*

Commission expires _____

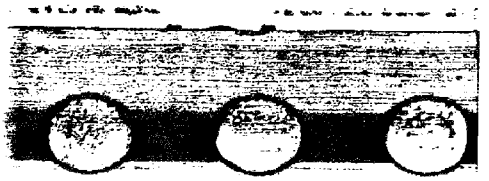
WARRANTY DEED

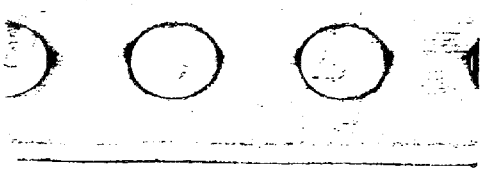
FROM

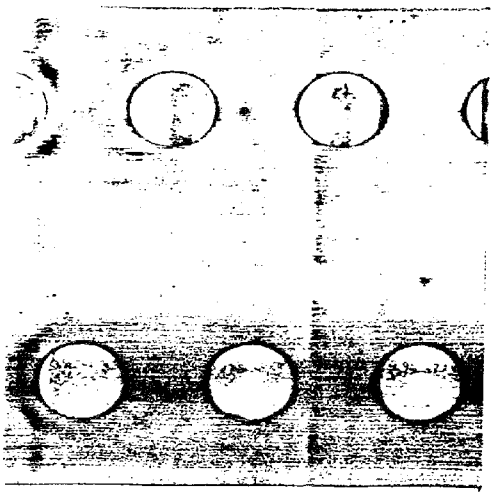
WILLIAM L. STONE and wife, VIRGINIA C. STONE

TO

THOMAS A. SETARO and wife, WENDY SETARO







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7884 PAGE 117

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 54750.00
				CON TX 180.51
				PRFEE 1.00
				WDEED 6.00
				TOTAL 187.51
				CHECK 187.51
07/07/89	01			15:24 0001 3241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47660

IDENTIFICATION REFERENCE

JUL 7 3 21 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226950