THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $61,076.42.

Affiant

Subscribed and sworn to before me this 6th day of July, 1990.

Notary Public
My Commission Expires: 1-2-94

| Address New Owner: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| TERRY JAY SANCHEZ<br>1808 Eastland Avenue<br>Nashville, Tennessee 37206 | FIRST TENNESSEE BANK<br>P.O. Box 1000 Dept 47<br>Memphis, TN 38101 | MAP 83-6<br>PARCEL 371 |

8260 07/09 0101 03CHECK 208.63

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of SIXTY ONE THOUSAND SEVENTY SIX AND 42/100 ($61,076.42) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **THOMAS A. SETARO, unmarried and WENDY SETARO, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TERRY JAY SANCHEZ, unmarried** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a 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, of record in Book 4060, page 105, Register's Office for Davidson County, Tennessee, described 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, Register's Office for Davidson County, Tennessee; 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 Thomas A. Setaro and wife, Wendy Setaro by deed from William L. Stone and wife, Virginia C. Stone, of record in Book 7884, page 115, Register's Office for Davidson County, Tennessee; the said Thomas A. Setaro and Wendy Setaro having since divorced.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of First Tennessee Bank National Association of record in Book 7884, page 118, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 1808 Eastland Avenue, Nashville,

Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of July, 1990.

Thomas A. Setaro
THOMAS A. SETARO

Wendy Setaro
WENDY SETARO

Terry Jay Sanchez
TERRY JAY SANCHEZ - Grantee

**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 THOMAS A. SETARO, unmarried, WENDY SETARO, unmarried, and TERRY JAY SANCHEZ, unmarried, the bargainors, 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 Nashville, Tennessee, this 6th day of July, 1990.

Mitchell A. Watts
Notary Public

My Commission Expires:
3-2-94

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

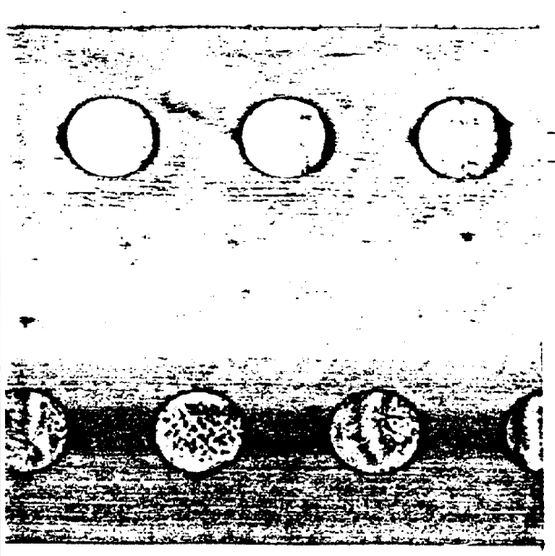
39954

IDENTIFICATION REFERENCE

Jul 9 10 48 AM '90

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TN





**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 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 | 61076.42 |
| CON TX | 201.63 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 208.63 |
| CHECK | 208.63 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/90 01 10:50 0001 8260

39954

IDENTIFT REFERENCE

JUL 9 10 48 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335131