STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September 90

Theresa A. Elston
Notary Public

MY COMMISSION EXPIRES: Notary Public, Tennessee, State At Large My Commission Expires July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Ray Boone Setters et ux	American National Financial, Inc.	133-12--277
(NAME) 3832 Eckhart Drive	(NAME) 100 Ashford Center North, S.250	5DU 70024
(ADDRESS) Nashville, TN 37211	(ADDRESS) Atlanta, GA 30338	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald Henry Wyatt and wife, Sylvia Wyatt, and Henry Clay Wyatt and wife, Dorene D. Wyatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Boone Setters and wife, Tabatha L. Setters

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 86 on the Revised Plan of Lots 80-93 of Greenwood Hills, Section 4, of record in Book 4955, page 88, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Ronald Henry Wyatt and Henry Clay Wyatt, single, by deed from Robert Lee Zetterlund and wife, Deena Jo Zetterlund, of record in Book 6293, page 195, Register's Office for Davidson County, Tennessee.

Sylvia Wyatt, wife of Ronald Henry Wyatt and Dorene D. Wyatt, wife of Henry Clay Wyatt, join in the Warranty Deed solely to relinquish any marital rights they may have in the property by virtue of their marriage to Ronald Henry Wyatt, and Henry Clay Wyatt, respectively.

Legibility of writing, typing or printing unsatisfactory in this document when received.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.
OCT 1 11 28 AM '90

IDENTIF. TREFERENCE

6 1 2 2 9

unimproved ( )
This is improved (XX) property, known as 3832 Eckhart Drive (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37211 (Postal Zip)

TO HAVE AND TO HOLD the said tract 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. 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.

Witness our hand S this 20th day of September, 19 90

Ronald Henry Wyatt
Ronald Henry Wyatt

X Sylvia Wyatt
Sylvia Wyatt

Henry Clay Wyatt
Henry Clay Wyatt
By: Ronald Henry Wyatt
Attorney In Fact

Dorene D. Wyatt
Dorene D. Wyatt
By: Ronald Henry Wyatt,
Attorney In Fact

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 Ronald Henry Wyatt

the 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 Madison, Tennessee, this 24th day of September 19 90

Commission expires 5/8/91

L. Annette Burton
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me on this 24th day of September, 1990, RONALD HENRY WYATT, to me known to be the person who executed the foregoing instrument individually and in behalf of HENRY CLAY WYATT and wife, DORENE D. WYATT, and acknowledged that he executed the same as the free act and deed of the said HENRY CLAY WYATT and wife, DORENE D. WYATT.

Witness my hand and official seal at Madison, Tennessee, this 24th day of September, 1990.

My commission expires: 5/8/91

L. Annette Burton
NOTARY PUBLIC

STATE OF TENENSSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia Wyatt, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 1990.

Theresa A Elder
Notary Public

My Commission Expires:

Notary Public, Tennessee State At Large
My Commission Expires July 24, 1993

WARRANTY DEED

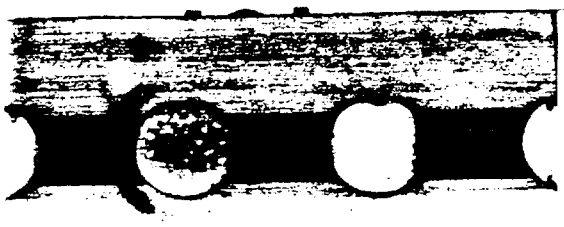
FROM:
RONALD HENRY WYATT ET UX
HENRY CLAY WYATT ET UX

TO:
RAY BOONE SETTERS ET UX

Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470

5842 10/01 0101 03CHECK 257.47



OFFICIAL RECEIPT

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

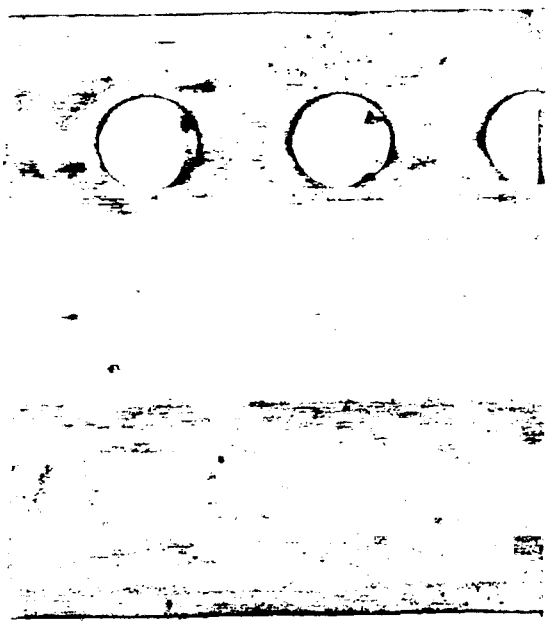
RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 705

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	75900.00
TX	250.47
PRFEE	1.00
WDEED	6.00
TOTAL	257.47
CHECK	257.47

10/01/90 01 11:29 0001 5842

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OCT 1 11 28 AM '90

IDENTIF. TREFERENCE

6 1:2 2 9

No. 360137