WARRANTY DEED

This instrument was prepared by Bass, Berry & Sims, Attorneys 1600 [illegible] Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John A. Serritelli, et ux	Mortgage Associates, Inc.	86-2
(NAME)	(NAME)	40 01350
6060 Panama Drive	P. O. Box 28146	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) BOOK 4490 PAGE	151 82
Hermitage, Tennessee	Atlanta, Georgia 30328	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Four Hundred and No/100----------

Dollars,

cash in hand paid to us by John A. Serritelli and wife, Sara F. Serritelli, and other good and valuable consideration, receipt of all of which is hereby acknowledged, we, Hartwell Franklin Huffman and wife, Louetta V. C. Huffman,

have this day bargained and sold, and do hereby transfer and convey unto the said John A. Serritelli and wife, Sara F. Serritelli, their

~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 30 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County, described as follows: BEGINNING at a point in the westerly margin of Cortez Court at the corner of Lots 30 and 31; thence northerly with said Court, 70 feet to a monument; thence around a curve in a northwesterly direction 36.52 feet to a monument in the southerly margin of Panama Drive; thence westerly with said Drive; 82 feet to the corner of Lots 29 and 30; thence along the line of said lots, 149.6 feet to the corner of Lots 30 and 31; thence easterly with the line of said lots, 152 feet to the beginning.

Being the same property conveyed to Hartwell Franklin Huffman and wife, Louetta V. C. Huffman, by deed from S. & F. Inc., as of record in Book 3377, page 399, said Register's Office.

This conveyance is subject to the following:

1. Restrictions of record in Book 3130, page 623, as amended by instrument of record in Book 3161, page 279, all of said Register's Office.
2. 30-foot set back line from Cortez Court and from Panama Drive, a 10-foot easement for public utilities across the rear and an overhung easement across the easterly front part and the northerly part of the lot, all as shown on the recorded plan.
3. 1971 taxes which have been prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,400.00

Subscribed and sworn to before me, this the 25th day of March 1971

Affiant

My commission expires: 11-26-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6060 Panama Drive (House Number) (Street) Hermitage, Tennessee 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 John A. Serritelli and wife, Sara F. Serritelli, their

~~(successors)~~, *heirs and assigns forever.* Grantors *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for those encumbrances above enumerated.

Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* John A. Serritelli and wife, Sara F. Serritelli, their

~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 25th *day of* March, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobbie W. Dailey

Margaret L. Ficker

Hartwell Franklin Huffman

Louetta V. C. Huffman

Florida

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Dade

Personally appeared before me, Billy W. Dooley, *a Notary Public in and for said County and State,* Hartwell Franklin Huffman and wife, Louetta V. C. Huffman

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

Witness my hand and official seal at Florida
this 25 *day of* March, *19*71.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 11, 1974
BONDED THRU MAIN LINE INSURANCE

Commission expires

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.....

APR-1? CONV 20,400.00
APR-1? S'TAX A* 53.04
APR-1? PB'FEE A* .50
APR-1? W'DEED A* 3.00 * 56.54

WARRANTY DEED

FROM

HARTWELL FRANKLIN HUFFMAN, ET UX

TO

JOHN A. SERRITELLI, ET UX

B 0 9 4 7 6

IDENTIF. REFERENCE

APR 1 10 32 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

File Bk # 5