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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 19 76

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Jack Sweetman (NAME)	REALTY MORTGAGE, INC. (NAME)	12D 29610
3021 Carterwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. (STREET ADDRESS)	Map 60-2
Nashville, Tennessee 370207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 211

FOR AND IN 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, Carmine J. Serino et ux Delores J. Serino

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Jack Sweetman et ux Carolyn J. Sweetman

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. 198 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 & 120, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Carmine J. Serino et ux Delores J. Serino by deed as of record in Book 4365 , Page 25 , Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.
THIS conveyance is made subject to the following:
Restrictions as of record in Book 3136, Page 52, said Register's Office.
Ten foot public utility easement as shown of record in Book 2900, Pages 119 & 120, said Register's Office.
Ten foot sewer easement; eight inch sewer line as shown of record in Book 2900, Pages 119 & 120, said Register's Office.
Thirty foot building setback line as shown of record in Book 2900, Pages 119 & 120, said Register's Office.
Fence encroachment on the north margin of said lot as shown on the survey by John Kohl, dated October 13, 1976.

OCT 21 76	CONV	29,000.00			
OCT 21 76	S'TAX		B*	75.40	
OCT 21 76	PR'FEE		B*	.50	
OCT 21 76	W'DEED		B*	4.00	* 79.90

This is unimproved (X) improved ( ) property, known as 3021 Carterwood Drive (House Number) (Street) Nashville, Tennessee 370207 (P O Address) (City or Town) (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 16TH day of OCTOBER, 1976

Carmine J. Serino _____

Delores J. Serino _____

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carmine J. Serino et ux Delores J. Serino

the bargainors, 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 Nashville, Tennessee, this 16TH day of OCTOBER 19 76

Commission expires 1/29/79

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

D 73436

WARRANTY DEED

FROM
Carmine J. Serino

TO
Brian Jack Sweetman

IDENTIF. REFERENCE

OCT 21 9 28 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Title Guaranty