THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
mail
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

2557 08/04 0101 03CHECK 353.50

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
CARMINE SERINO, et ux 4061 Yoest Dr. Nashville, Tn. 37207	NEW OWNER	23-16 1 00225-GO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRED F. CARTER, JR., AND WIFE, ANNA GRACE CARTER,hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto CARMINE SERINO AND WIFE, VIOLA DELORES SERINO, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 of Block A on the Plan of Goodlettsville Heights at Goodlettsville, Tennessee, not of record, described according to a survey made by J.R. Scott, Surveyor, November 5th and 6th, 1946, as follows:
>
> Beginning at a point on the easterly margin of the New Dickerson Pike at a point 458 feet south of the northwest corner of a tract of land owned by H.R. Drake, said point also being the northwest corner of Lot No.4 on said Plan; thence, with the easterly margin of said Pike, North 19 Degrees East 150 feet to the corner if Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, eastwardly 548 feet to a point; thence, South 20 Degrees West 150 feet to the northeast corner of Lot No.4; thence with the line between Lots Nos. 3 and 4, westwardly 546 feet to the beginning.
>
> Being the same property conveyed to Fred F. Carter, Anna Grace Carter, by deed from W.T. Russell and wife, Ruby Russell, of record in Book 4063, page 797, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representatives and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State, County and City of Goodlettsville, which have been prorated and assumed by

the GRANTEE herein.

2. Easement for sanitary sewers granted to the City og Goodlettsville of record in Book 4805, page 745, said Register's Office.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 2nd day of AUGUST, 1989.

Fred F. Carter Jr.
FRED F. CARTER, JR.

Anna Grace Carter
ANNA GRACE CARTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED F. CARTER, JR., AND WIFE, ANNA GRACE CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 2nd day of AUGUST, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Viola Delores Berry
Affiant

Sworn to and subscribed before me, this the 2nd day of AUGUST, 1989.

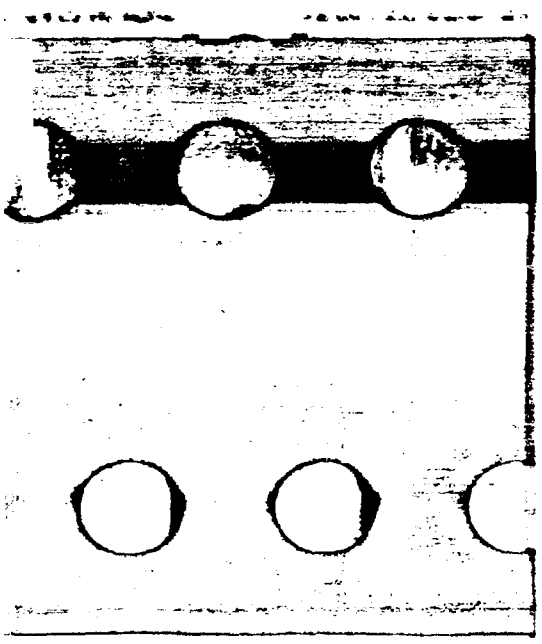
Catherine M. Wood
NOTARY PUBLIC

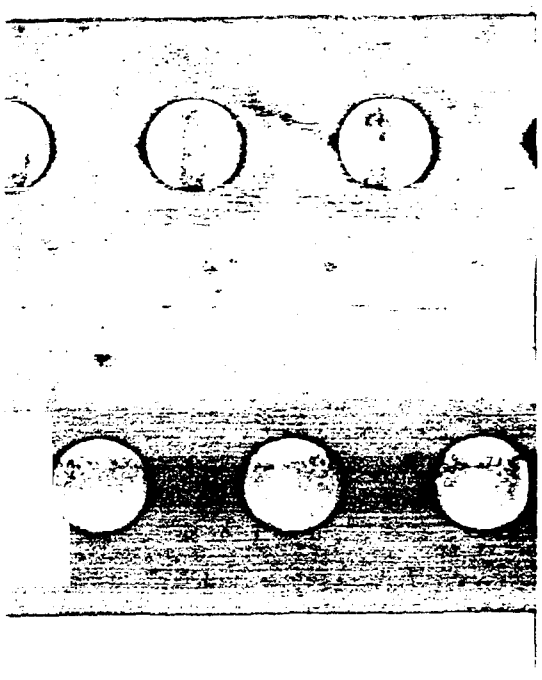
My Commission Expires: May 13, 1990

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5.5 1 5 2

FILED FOR RECORD
Aug 4 8 51 AM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7907 PAGE 114

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
105000.00
CON TX 346.50
PRFEE 1.00
WDEED 6.00
TOTAL 353.50
CHECK 353.50

08/04/89 01 08:52 0001 2557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5152

IDENTIFICATION

AUG 4 8 51 AM '89

FELIX Z. WILSON, II
REGISTER

No. 235381