0363421

IDENTIF. & REFERENCE

BOOK 10660 PG 868

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

97 OCT 28 PM 1:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carmine Serino, et ux 4061 Yoest Dr. Nashville, Tn. 37207	Same as New Owner	Map 44-14 Parcel 108 Field Book 4D 39860

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 all of which is hereby acknowledged, WALTER L. HEILMAN, SR. and wife, SHIRLEY V. HEILMAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CARMINE SERINO and wife, DELORES SERINO, hereinafter referred to as 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. 68 Rolling Green Subdivision, Section II, Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, as shown on the plan recorded January 29, 1949, in Book 1424, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 68 fronts 94 feet on the westerly side of Livingston Street and runs back between parallel lines, 160.8 feet, to a dead line.

BEING the same property conveyed to Walter L. Heilman, Sr. and wife, Shirley V. Heilman, by deed from Barbara J. McIntosh a/k/a Barbara J. McIntosh Oliver, of record in Book 6859, page 635, Register's Office for Davidson County, Tennessee and by Deed of Correction being recorded simultaneously herewith.

The mailing address for the said property is 904 Livingston Street, Old Hickory, TN 37138.

The legal description, as hereinabove set forth is the same as that contained in the Deed of Record in Book 5693, page 852, said Register's Office.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Book 1424, page 91, said Register's Office and updated by Surveyor's Certificate of record in Book 1715, page 83, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 27th day of October, 1997.

"GRANTORS"

Walter L Heilman Sr.
WALTER L. HEILMAN, SR.

Shirley V. Heilman
SHIRLEY V. HEILMAN

"GRANTEES"

Carmine Serino
CARMINE SERINO

Delores Serino
DELORES SERINO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER L. HEILMAN, SR. and wife, SHIRLEY V. HEILMAN, and CARMINE SERINO and wife, DELORES SERINO, 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, at office, this the 27th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

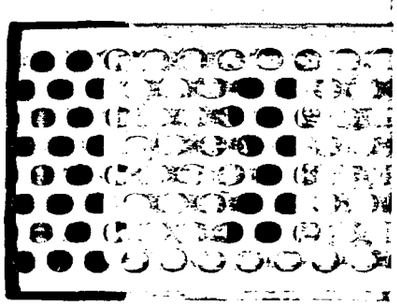
Delores Serino
Affiant

Sworn to and subscribed before me, this the 27th day of October, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

4607 10/28 0101 03CHECK 256.9



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10660 PG 870

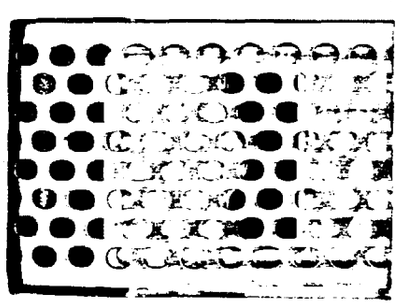
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
TOTAL	256.90
CHECK	256.90

10/28/97 01 13:22 0001 4607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0363421
IDENTIF. # REFERENCE

97 OCT 28 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213849