WARRANTY DEED

STATE OF TENNESSEE BOOK 10819 PG 58
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Bradley David Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title, 223 Madison St., Ste. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley David Clark (NAME)	Dovenmuehle Mortgage, Inc. (NAME)	MAP 44-14
904 Livingston Street (ADDRESS)	P.O. Box 25314 (ADDRESS)	PARCEL 108
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Santa Ana, CA 92799-5314 (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, Carmine Serino and wife, Delores Serino

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley David Clark

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:

Land in Davidson County, Tennessee, 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 Carmine Serino and wife, Delores Serino, by warranty deed from Walter L. Heilman, Sr., and wife, Shirley V. Heilman, of record in Book 10660, Page 868, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 904 Livingston Street, Old Hickory, TN 37138
(House Number) (Street) (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 27th day of February 19 98

Carmine Serino
Carmine Serino

Delores Serino
Delores Serino

BOOK 10819 PG 59

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 Carmine Serino and wife, Delores Serino

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 S. Goodlettsville, Tennessee, this 27th day of February, 19 98.

Commission expires May 23, 1998

Delores L. Theobald
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 _____

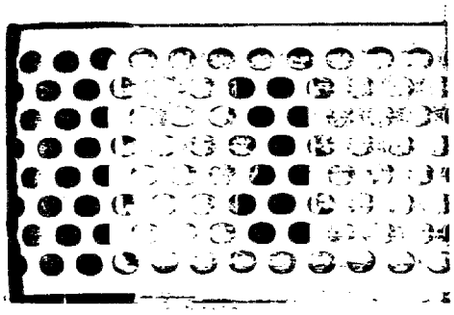
_____
Notary Public

0407120

98 MAR -3 PM 1:26

NAME & REFERENCE

0229 03/03 0101 CJCHECK 256.00



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

RECEIVED OF _____

FOR _____

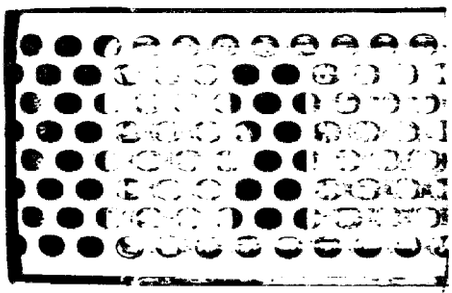
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT	70000.00
CON TX	259.00
PRFEE	1.00
MTGFEE	5.00
TOTAL	265.00
CHECK	265.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407120
IDENTIF. & REFERENCE

98 MAR -3 PM 1:26

No. 1260665