Box 15

0532601

IDENTIF. & REFERENCE

99 JAN -4 PM 4:06

REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40545
Dav. Co. File: ~~Box 8~~

BOOK 11281 PAGE 181

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mike Serra Amy Serra 6024 Ashland Drive Nashville, Tennessee 37215	Norwest Mortgage, Inc. P. O. Box 5910 Springfield, OH 45501-5910

TAX MAP-PARCEL NUMBERS: 144-15-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 283400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Brandon and spouse, Rita T. Brandon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mike Serra and spouse, Amy Serra,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 414 on the Plan of Hillsboro Park, Section IV of record in Book 2331, Page 142, Register's Office for said County.

SAID Lot No. 414, which is a corner lot, fronts 162.3 feet on the southerly margin of Ashland Drive and fronts 242.5 feet on the westerly margin of Stonehurst Drive, said frontages being joined by a curve having a length of 37.7 feet, and extends back 200.0 feet on the westerly line and 203.1 feet on the southerly line to a point of intersection.

BEING the same property conveyed to John R. Brandon and spouse, Rita T. Brandon, by deed from Edward J. Smith and spouse, Nancy Smith, of record in Book 9757, page 308, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 142, said Register's Office, which plan shows a 75 foot minimum building setback line from Stonehurst Drive and a 60 foot minimum building setback line from Ashland Drive and a 10 foot easement for public utility purposes along the westerly line of said lot and a 2.5 X 20 foot utility anchor easement located on the southeasterly corner of said lot..

This instrument is executed on behalf of Rita T. Brandon by John K. Brandon as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6024 Ashland Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 1998.

John R. Brandon

Rita T. Brandon, By: John K. Brandon, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of December, 1998, before me the undersigned authority, personally appeared **John R. Brandon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 283400.00

Affiant

Sworn and subscribed before me on the 28th day of December, 1998.

My Commission Expires: _____

Notary Public

Wldoc: Deed Wty—12/92

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 **John K. Brandon**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rita T. Brandon**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of December, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: John R. Brandon and Rita T. Brandon

TO: Mike Serra and Amy Serra

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

John K. Brandon, Affiant
R.

Sworn to and subscribed before me this

28th day of December, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

8362 01/04 0101 03CHECK 1063.58

Wldoc: PAS Exhib WD—9191

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11281 PAGE 184

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	283400.00
CON TX	1048.58
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1063.58
CHECK	1063.58

01/04/99 01 16:03 0001 8362

0532601
IDENTIF. & REFERENCE

99 JAN -4 PM 4:06
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407758