PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41475 bw
Dav. Co. File: Box 8

Instr:200002170016159 Page: 1 OF 2
REC'D FOR REC 02/17/2000 1:56:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $930.55

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul V. Freudenberg 1037 St. Andrews Place Nashville, TN 37204	CTX Mortgage Company 801 94th Avenue North St. Petersburg, FL 33702

TAX MAP-PARCEL NUMBERS: 132-01-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 251500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph A. Serio, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul V. Freudenberg,** 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. 9 on the Plan of St. Andrews Place of record in Plat Book 6250, page 909, Register's Office for said County.

SAID Lot No. 9 fronts 31.01 feet on the southerly margin of St. Andrews Place and extends back 149.14 feet on the westerly line and 107.97 feet on the easterly line to a dead line in the rear, measuring 133.00 feet thereon.

BEING the same property conveyed to Joseph A. Serio by deed from NationsBanc Mortgage Corporation, formerly Citizens and Southern Mortgage Corporation of record in Book 8590, page 157, Register's Office for Davidson County, Tennessee.

Winora G. Serio spouse of Joseph A. Serio, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

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 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 909, said Register's Office, which Plan shows a 20 foot minimum building setback line from St. Andrews Place, together with a designated building area and 20 foot easement for landscaping purposes along the rear line(s), and a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6856, page 843, and Book 7085, page 528, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1037 St. Andrews Place, Nashville, TN 37204

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 15th day of February, 2000.

Joseph A. Serio
Joseph A. Serio

Winora G. Serio
Winora G. Serio

State of Tennessee
County of Davidson

On this 15th day of February, 2000, before me the undersigned authority, personally appeared **Joseph A. Serio** and **Winora G. Serio** 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: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 251500.00

Affiant

Sworn and subscribed before me on the 15th day of February, 2000.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public