THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 07/26/01 09:06 2pgs
Fees:13.00 Taxes:536.50
20010726-0079241

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard W. Lanius 810 S. Dickerson Rd. Goodlettsville, TN 37072	Same as New Owner	Map 25-16 Parcel 1

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, CARMINE SERINO and wife, VIOLA DELORES SERINO, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RICHARD W. LANIUS, hereinafter referred to as the "GRANTEE", his 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. 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 5 th 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 deg. East 150 feet to the corner of 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 deg. 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 Carmine Serino and wife, Viola Delores Serino, by deed from Fred F. Carter, Jr. and wife, Anna Grace Carter, of record in Book 7907, page 112, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 810 S. Dickerson Road, Goodlettsville, TN 37072.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, 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. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4805, page 745, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CARMINE SERINO

VIOLA DELORES SERINO

"GRANTEE"

RICHARD W. LANIUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMINE SERINO and wife, VIOLA DELORES SERINO, and RICHARD W. LANIUS, 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 24th day of July, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of July, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001