BOOK 7047 PAGE 46

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerome L. Rosenblum	same	92-12-199&200
(NAME)	(NAME)	
300 Harpeth Ridge Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of .....

Fifteen Thousand Six Hundred ($15,600.00) and no/100 ---------- *Dollars,*
cash in hand paid by Jerome L. Rosenblum the receipt of which is hereby acknowledged.

James N. Stansell, Russell A. Stansell and Marvin W. Stansell partners d/b/a J.R. & M. Company

have this day bargained and sold, and do hereby transfer and convey unto the said Jerome L. Rosenblum his

..... *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Tract 1:

Being the southerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, page 39, Register's Office for said County.

Said part of Lot 312 fronts 26 feet on the easterly side of 17th Avenue North and runs back between parallel lines 48 feet to a dead line.

Tract 2:

Being the northerly 26 feet of Lot No. 312 of Boyd's Home Tract, of record in Book 21, page 39, Register's Office, for said County.

Said part of Lot 312 fronts 26 feet more or less, on the easterly side of 17th Avenue North, and runs back between parallel lines 48 feet more or less, to a dead line.

Being part of the property conveyed to J.R.M. Company by deed from Louise S. Holiday, etal of record in Book 5872, page 360, said Register's Office.

Taxes for the year 1986 are pro-rated and assumed by grantee.

This instrument was prepared by James R. Wyatt, 100, 39th. Ave. No. Nashville, Tn.

R. WYATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,600.00

Subscribed and sworn to before me, this the 21 day of November, 19 86

Affiant agent for J. R. W. James Rosenblum

My commission expires: July 18, 1987 (Affix Seal)

Notary Public

Unimproved ( ) This is improved ( ) property, known as 304 and 304½ 17th. Ave. No. Nashville Tn.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 4th *day of* November, *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. R. & M. Company
By James N. Stansell
By Russell A. Stansell
By Marvin W. Stansell

65780

IDENTIFICATION REFERENCE

Nov 21 11 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J R Wyatt *a Notary Public in and for said County and State,* James M. Stansell, Russell A. Stansell and Marvin W. Stansell partners d/b/a J. R. & M. Company *the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 14th *day of* November, *19* 86

NOTARY PUBLIC

J R Wyatt *Notary Public*

Commission expires July 18, 1987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

MAIL TO JEROME L. ROSENBLUM
300 HARPETH RIDGE DRIVE
NASHVILLE, TN 37221

WARRANTY DEED

FROM
J. R. & M. Company
TO
Jerome L. Rosenblum

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

11

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
			1560[illegible].00- CONT.	
			43.60 STAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK 50.10-	
			8077A11/21/86 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 7 9 0

IDENTIFICATION REFERENCE

Nov 21 11 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14775