File Bw 16

BOOK 7110 PAGE 296

JAN 16 2 41 PM '87

84849

WARRANTY DEED

FROM: JEROME L. ROSENBLUM

TO: W. JOSEPH EHRHART and JOHN W. HALEY

THIS INSTRUMENT PREPARED BY:
James L. Beckner, Esquire
Baker, Worthington, Crossley,
Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Joseph Ehrhart (NAME)	New Owner (NAME)	Map 143-6A, Parcel 65
110 Park Circle North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	SAME (CITY) (STATE) (ZIP)	

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Jerome L. Rosenblum
Affiant

Subscribed and sworn to before me this the 12th day of January, 1987.

My commission expires: 4-10-90 (Affix seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash

in hand paid by W. JOSEPH EHRHART and JOHN W. HALEY (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, JEROME L. ROSENBLUM ("Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, W. JOSEPH EHRHART and JOHN W. HALEY, their heirs, successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, page 556-8, Register's office for Davidson County, Tennessee, to which Plan reference is made for a more complete and exact description.

Being a part of the same property conveyed to Jerome L. Rosenblum by deed from Jerome L. Rosenblum, as to a five-eights (62.5%) undivided interest and Frank G. Friedman, Trustee, with full power as to a three-eight (37.5%) undivided interest, of record in Book 6988, page 82, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. Taxes for 1986: Field Book 09D-78202, Map 143-6A, Parcel 65 a lien due and payable.

2. Non-Exclusive easement of record in Book 4967, page 244, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens and Restrictions, including liens for Annual and/or monthly assessments and charges, and special assessments all as set forth and contained in an instrument of record in Book 5120, page 208, and Book 5380, page 357, and Book 6094, page 718, Register's Office for Davidson County, Tennessee.

4. All matters showing on the plan of record in Book 5200, pages 556, 557, and 558, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said W. JOSEPH EHRHART and JOHN W. HALEY, their heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantees, that he is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said W. JOSEPH EHRHART and JOHN W. HALEY, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Brenda G. Rosenblum, spouse of Jerome L. Rosenblum, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jerome L. Rosenblum.

DATED as of this the 12th day of January, 1987.

Jerome L. Rosenblum
JEROME L. ROSENBLUM

Brenda G. Rosenblum
By Jerome L. Rosenblum
BRENDA G. ROSENBLUM, By JEROME L. ROSENBLUM, Attorney-in-fact by Power of Attorney of record in Book 6213, page 177, R.O.D.C.T.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me JEROME L. ROSENBLUM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1987.

Dana B. Smith
Notary Public

My Commission Expires:

3/23/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 12th day of January, 1987, before me personally appeared JEROME L. ROSENBLUM, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of BRENDA G. ROSENBLUM, and acknowledged that he executed same as the free act and deed of the said BRENDA G. ROSENBLUM.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1987.

Dana B. Smith
Notary Public

My commission expires: 3/23/88

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

RECEIVED OF _____

FOR _____

BOOK 7110 PAGE 300

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

3200.00 CAMT.
21.00 CSTAX
.50 PRFEE
10.00 MDEED
CHECK 103.00
0420311/ 6/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 8 4 9.

IDENTIFICATION REFERENCE

JAN 16 2 41 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36014