BOOK 7124 PAGE 344

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STEPHEN MILES ROSENBAUM	First Tennessee Bank N.A. Memphis	104-13-32
(NAME)	(NAME)	
215 Carden Avenue	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)

Dollars,

and other good and valuable consideration, receipt of which is hereby acknowledged, including, without limitation, the assumption by Keith W. Harrison and wife, Patricia O. Harrison, of the unpaid balance of the note in the original amount of $60,000.00 secured by a Deed of Trust to Ralph E. Kelly and Thomas F. Baker, IV, Trustees of record in Book 5493, page 503, Register's Office for Davidson County, Tennessee; being the same obligation assumed, without limitation, by Stephen M. Rosenbaum.

Keith W. Harrison and wife, Patricia O. Harrison,

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen M. Rosenbaum

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" and Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of Lot No. 8 in Block "F" and Lots Nos. 6 to 23, inclusive, in Block "G" in the Whitland Realty Company's Subdivision, the plan of which is recorded in Book 547, page 53, Register's Office for said County.

Said Lot No. 38 fronts 60 feet on the west side of Carden Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Keith W. Harrison and wife, Patricia O. Harrison by deed from Steven Allen Riley and wife, Laura T. Riley of record in Book 6088, page 750, Register's Office for said County.

Said property is unencumbered, except for taxes for the current year which have been prorated and assumed by the Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 144,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of January 19 89

My commission expires 7-10-90
(Affix Seal)

Notary Public

This is improved XX unimproved ( ) property, known as 215 (House Number) Carden Avenue (Street) Nashville, TN 37205 (City or Town) P.O. Address.

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 30th *day of* January *19* 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Keith W. Harrison
KEITH W. HARRISON

X Patricia O. Harrison
PATRICIA O. HARRISON

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Keith W. Harrison and wife, Patricia O. Harrison

the within named bargainor S , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee *this* 30th *day of* January, 19 87

Sherry Lynn Seay
Notary Public

Commission expires 7-10-90

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

WARRANTY DEED

FROM

Keith W. Harrison and wife, ~~Patricia O. Harrison~~

TO

Stephen M. Rosenbaum

89330

IDENTIFICATION REFERENCE

FEB 2 2 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:

JUDE T. LENAHAN
Attorney at Law
301 Union St., 10th Floor
Nashville, TN 37201
(615) 242-1721

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

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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
			14500.00→ CAMT.	
			406.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 413.10→	
5515A02/02/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89330

IDENTIFICATION REFERENCE

FEB 2 2 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.40982