Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Howard H. Rosenblum
608 Valley Trace Court
Nashville, TN 37221

MORTGAGEE:
Biltmore Mortgage Company
8601 Six Forks Road, Suite 610
Raleigh, NC 27615

MAP-PARCEL NUMBERS:
MAP 143-6A
PAR 54C0
9D-78179

WARRANTY DEED BOOK 7275 PAGE 514

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John R. Beesley, III and wife, Kathryn S. Beesley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Howard H. Rosenblum and wife, Cathy A. Rosenblum hereinafter called the Grantee, Grantee's 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. 20 on the plan of Harpeth Trace Estates, Phase Two, of record in Book 5200, pages 556, 557 and 558, Register's Office for said County.

SAID Lot No. 20 fronts 49.02 feet on the easterly margin of Valley Trace Court and extends back 151.66 feet on the northerly line and 118.00 feet on the southerly line to a dead line in the rear, measuring 123.63 feet thereon.

Being the same property conveyed to John A. Beesley, III and wife, Kathryn S. Beesley by deed from Robert E. Crownover and wife, Ann Fenn Crownover of record in Book 7050, page 732, Register's Office for Davidson County, Tennesse

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, page 208, as amended in Book 5380, page 357 and made applicable in Book 6094, page 718, page, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Kathryn S. Beesley by John R. Beesley, III as her Attorney in Fact pursuant to a Power of Attorney recorded in Book 6073, page 195, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 608 Valley Trace Court, Nashville, TN 37221.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of June, 19 87

Kathryn S. Beesley by: John R. Beesley, III, Attorney in Fact

John R. Beesley, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of June, 19 87, before me personally appeared John R. Beesley, III, 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 that he executed the same as their free act and deed.

My Commission Expires: 4 Dec 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7275 PAGE 515

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 235,000.00.

Howard H. Rosenblum
Affiant

Subscribed and sworn to before me, this the 19th day of June, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Beesley, III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Kathryn S. Beesley as her Attorney in Fact as the free act and deed of the within named Kathryn S. Beesley.

Witness my hand and official seal at Nashville, Tennessee, the 19th day of June, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
John R. Beesley, III and wife,
Kathryn S. Beesley

to:
Howard H. Rosenblum and wife, Cathy A. Rosenblum

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 516

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

235000.00- CONV.
650.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 656.50-
2212AU6/23/37 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3896.6

IDENTIFICATION REFERENCE

JUN 23 11 02 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 96444