car4555/mmt:08/27/91
SVN503-1649

FROM: SOVRAN BANK/TENNESSEE

TO: FRED YAZDIAN AND
JEROME ROSENBLUM

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Fred Yazdian and wife, Jerome Rosenblum Rosenblum Construction Co. 3213 Mollenville Rd. Nashville, Tn. 37211	Same	Map 131-3-J Parcels 2, 3, 5, 6, 7 and 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Jerome Rosenblum
Affiant

Subscribed and sworn to before me, this the 27th day of August, 1991.

R L Bauchamp
Notary Public

My Comm. Expires: 1-23-93

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sovran Bank/Tennessee, a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Fred Yazdian and Jerome Rosenblum, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is unimproved property. 527.20

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 27th day of August, 1991.

ATTEST:
BY: Daly Mayfield
TITLE: AVP

SOVRAN BANK/TENNESSEE
BY:
TITLE: Exec Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared A.C. Dalrymple and W. Dale Maxfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be First Vice President and Asst. Vice President respectively of Sovran Bank/Tennessee, the within named bargainor, a corporation, and that they, as such First Vice President and Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by A.C. Dalrymple as such First Vice President and W. Dale Maxfield as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of August, 1991.

Carol R. Lovell
NOTARY PUBLIC

My Commission Expires: 3/27/93

42631

Aug 28 11 10 AM '91

EXHIBIT A

A tract or parcel of land lying in the First Civil District of Nashville, Davidson County, Tennessee, being part of Lots 66 and 67 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, pages 118 and 119, said Register's Office, being more particularly described according to a survey by James D. Wamble, Registered Land Surveyor, dated May 21, 1986, as follows:

Beginning at an existing iron pin in the West right-of-way of Lone Oak Drive (having a 60 foot row) and in the Northeast corner of the Michael Corzine property of record in Book 6584, page 433, Register's Office for Davidson County, Tennessee; runs thence leaving said right-of-way line and running with Corzine, North 84 degrees 9 minutes 30 seconds West 200.43 feet to an existing iron pin and Corzine's Northwest corner and the Northeast corner of the R.B. Investments property of record in Deed Book 5996, page 66, Register's Office for Davidson County, Tennessee; thence continuing with R.B. Investments, North 84 degrees 7 minutes 35 seconds West 487.42 feet to an existing iron pin in the Northwest corner of the Russell Wingo property of record in Deed Book 4674, page 204, Register's Office for Davidson County, Tennessee, passing the Northwest corner of the R.B. Investment property and the Northeast corner of the Russell Wingo property at 278.54 feet; thence along a 20 foot easement, North 5 degrees 25 minutes 56 seconds East 210.11 feet to an existing iron pin, said iron pin being in the proposed right-of-way for Burtonwood Drive of record in Plat Book 1136, page 81, Register's Office for Davidson County, Tennessee; runs thence along said right-of-way Billy R. Horton property of record in Deed Book 4674, page 204, Register's Office for Davidson County, Tennessee and Ray D. Scott and J.P. Saal property of record in Deed Book 5778, page 485, Register's Office for Davidson County, Tennessee, South 84 degrees 6 minutes 11 seconds East 692.77 feet to a concrete monument set this survey in the West right-of-way line of Lone Oak Road; thence along said right-of-way line South 6 degrees 46 minutes 30 seconds West 209.74 feet to the point of beginning.

Containing 144,932 sq. ft. or 3.33 acres.

Included in the above described parcel but specifically excluded from this instrument is the following parcel of real property:

Beginning at an existing iron pin in the West right-of-way of Lone Oak Drive (having a 60 foot row) and in the Northeast corner of the Michael Corzine property of record in Book 6584, page 433, Register's Office for Davidson County, Tennessee; runs thence leaving said right-of-way line and running with Corzine North 84 degrees 9 minutes 30 seconds West 141.50 feet to a point; thence leaving Corzine's line along a new line establishing the boundaries of Lot No. One on the unrecorded Plan of Subdivision as follows: North 17 degrees 34 minutes 17 seconds East 68.50 feet to a point; thence North 66 degrees 54 minutes 39 seconds East 28.96 feet to a point in the right-of-way line of the new proposed cul-de-sac; thence along said right-of-way as follows: Southeasterly along a curve curving to the left with the following parameters: Radius = 20 feet, Length = 46.94 feet to a point; thence Northeasterly along a curve curving to the right with the following parameters: Radius = 20 feet, Length = 6.67 feet to a point; thence South 83 degrees 13 minutes 30 seconds East 25.00 feet to a point; thence, Southeasterly along a curve curving to the right with the following parameters: Radius = 25 feet, Length = 6.67 feet to a point; thence, South 83 degrees 13 minutes 30 seconds East 25.00 feet to a point; thence, Southeasterly along a curve curving to the right with the following parameters: Radius =25 feet, Length = 29.27 feet to a point in the West right-of-way line of Lone Oak Drive; thence, along said Lone Oak Drive right-of-way South 6 degrees 46 minutes 30 seconds West 53.00 feet to the point of beginning.

Containing 10,005 sq. ft. or 0.23 acres more or less.

Also, included in the above described parcel, but specifically excluded are Lot Nos. 1, 4, 8 and 9 on the Plan of Liberty Hall of record in Book 6900, page 151, said Register's Office, and specifically excluded are Lot Nos. 2, 3, and 4 of Haden Subdivision as shown on the Plan of record in Book 6900, page 152, said Register's Office.

Being the same property conveyed to Sovran Bank/Tennessee by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee of record in Book 8342, page 642, said Register's Office.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. All matters as shown on the Plan of record in Book 6900, page 151, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Liberty Hall, ("Declaration") of record in Book 7099, page 132, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4121, page 409, said Register's Office.

5. Rights of others in and to the common areas.

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

RECEIVED OF _____

FOR _____

BOOK 8430 PAGE 70

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

CAMT 166000.00
CON TX 614.20
PRFEE 1.00
WDEED 12.00
TOTAL 627.20
CHECK 627.20

08/28/91 01 11:13 0001 7713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

426.31

IDENTIFICATION

AUG 28 11 10 AM '91

No. 454196