48
Realty

BOOK 8563 PAGE 719

This instrument prepared by Dewey Pedigo, Jr., Atty., 301 Stahlman Bldg., Nashville, Tenn. 37201

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jerome Rosenblum, et al		Map 131-3-J
(NAME)	(NAME) Same	Parcels: 2, 3, 5,
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6, 7 and 10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Sol Rosenblum, by these presents do hereby quitclaim and convey unto Jerome Rosenblum and Fred Yazdian, their successors and assigns, all my right, title and interest in and to the following described tract of land:

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

Susan A. Rosenblum, the wife of Sol Rosenblum, joins in the execution of this deed to convey any and all rights, title or interest that she might have in subject property, because of her marriage to Sol Rosenblum.

In Book 6631, page 726, Register's Office for Davidson County, Tennessee, Susan A. Rosenblum appointed Sol A. Rosenblum her Attorney-in-Fact, with full powers.

Sol A. Rosenblum and Sol Rosenblum is one and the same person.

2381 03/02 0101 03CHECK 12.00

88 7 7 1 IDENTIF. REFERENCE
MAR 2 3 56 PM '92
ELLIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ -0-
Subscribed and sworn to before me, this the 26th day of February 19 92
Affiant
My commission expires: 11/24/94
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 26th day of February, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SOL ROSENBLUM

SUSAN A. ROSENBLUM
BY:
SOL A. ROSENBLUM, ATTORNEY-IN-FACT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 8563 PAGE 720

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Robyn H. Yazdian, a Notary Public in and for said County and State, the within named, Sol Rosenblum, the Bargainor(s) 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 19 92.

Robyn H. Yazdian
Notary Public

My commission expires: My Commission Expires Nov. 25, 1995

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, _____, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 1992, before me personally appeared Sol A. Rosenblum known to be the person who executed the foregoing instrument in behalf of Susan A. Rosenblum acknowledged that he executed the same as the free act and deed of said Susan A. Rosenblum.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1992.

Robyn H. Yazdian
NOTARY PUBLIC

My commission expires: _____

My Commission Expires Nov. 25, 1995

NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

SOL ROSENBLUM

TO

JEROME ROSENBLUM AND

FRED YAZDIAN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

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 and running with Carzine, 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 R. B. Investment property and the Northeast corner of 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 Corzien 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 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

EXHIBIT A, continued

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 Lots 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 Lots Nos. 2, 3, and 4 of Haden Subdivision as shown on the Plan of record in Book 6900, page 152, said Register's Office.

The above property is conveyed subject to the following:

1. Subject to any unpaid Metropolitan Government taxes, if any.

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 easement of record in Book 4121, page 409, said Register's Office.

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

Being the same property conveyed to Sol Rosenblum by deed from Gay Lisa Levine, Trustee of record in Book 8494, page 29, Register's Office for Davidson County, Tennessee.