9507

BOOK 9507 PG 138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 1/22/95 (AFFIX SEAL)

NOTARY PUBLIC AT DAVIDSON COUNTY, TENN. ALAN J. SATURN

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #32905

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard M. Pitch (NAME)	PNC Mortgage Corp. of America (NAME)	142-11-B-25
804 Magnolia Court East (ADDRESS)	440 North Fairway Drive (ADDRESS)	9D-82418
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Rosenblum & Yazdian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard M. Pitch and wife, Nancy J. Pitch

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:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Magnolia Place, a Planned Unit Development, as of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Rosenblum & Yazdian, a Tennessee Joint Venture by deed from Yazdian Construction, Inc. of record in Book 9507, Page 136, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

04704
IDENTIF. ↑ REFERENCE

94 NOV -1 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 804 Magnolia Court East, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand s this 24th day of October 19 94

Rosenblum & Yazdian
By: _____
Jerome Rosenblum, A Joint Venturer

Attest: _____
Fred Yazdian, A Joint Venturer

BOOK 9507 PG 139

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge[d] that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerome Rosenblum and Fred Yazdian with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the A Joint Venturer and A Joint Venturer respectively of the Rosenblum & Yazdian the within named bargainor, and corporation, and that they as such A Joint Venturer and A Joint Venturer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jerome Rosenblum as such A Joint Venturer, and attesting the same by the said Fred Yazdian as such A Joint Venturer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of October 19 94 .

My commission expires 1/22/95

Alan L. Saturn

Notary Public

DAVIDSON COUNTY, TENN. ALAN L. SATURN NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

Rosenblum & Yazdian

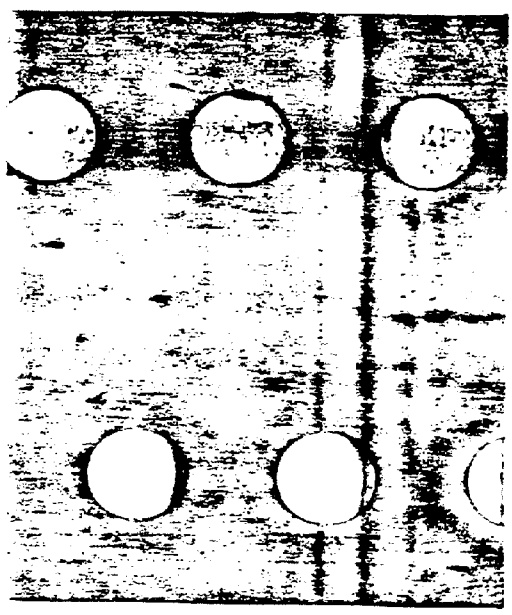
TO

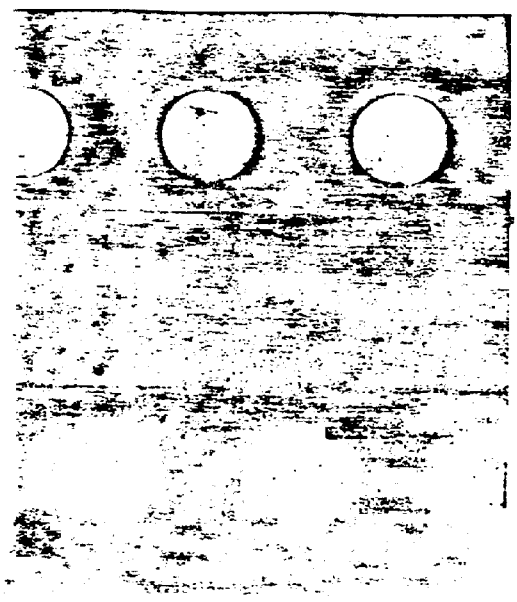
Howard M. Pitch and wife, Nancy J. Pitch

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #32905

3280 11/01/01 0101 03CHECK 589.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9507 PG 140

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 157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

11/01/94 01 10:14 0001 3280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04704
IDENTIF. ← REFERENCE

94 NOV -1 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849576