9523:283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas N. Collins (NAME)	Union Planters Bank of Middle (NAME)	142-11-0-B
800 Magnolia Court East (ADDRESS)	401 Union Street (ADDRESS)	024.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219-2588 (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, Fred Yazdian and Jerome Rosenblum, Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas N. Collins and wife, Karen S. Collins

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, TN, being Lot No. 24 on the Plan of Final Plat, Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Yazdian and Jerome Rosenblum, Joint Venture, by Quitclaim deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Book 9523, Page 281, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9367, Page 807 and By-Laws in Book 9367, page 819, Easement in Book 7788, page 977, Charter in Book 9391, page 887, Agreement in Book 7803, page 640, all matters as shown on boundary plat in Book 7900, page 179, and all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 800 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 15th day of November 19 94

Fred Yazdian, Joint Venturer

Jerome Rosenblum, Joint Venturer

BK 9523

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BK 9523 PG 284

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian and Jerome Rosenblum

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of November 19 94.

Commission expires June 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office at Brentwood, TN on this the 15th day of November 19 94.

My commission expires 6/28/95

Notary Public

NOTARY PUBLIC AT LARGE

IDENTIF. & REFERENCE

94 NOV 17 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

94 11/17 01:01 03CHECK 527.00

PG 284

BK 9523

REC

OFF



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

RECEIVED OF _____

FOR _____

BOOK 9523 PG 285

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

DAM	140000.00
CON TX	513.00
PRFEE	1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	8.00
TOTAL	527.00
CHECK	527.00

11 17/94 01 13:14 0001 4941

09798
IDENTIF. + REFERENCE
94 NOV 17 PM 1:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 855005