BOOK 9544 PG 991

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 250 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, A.D., 94 Notary Public MY COMMISSION EXPIRES: 2-25-98 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosenblum & Yazdian	Same	142-11-B-26
a Tennessee (NAME) Joint Venture	(NAME)	Field Book 9D82419
808 Harpeth Trace Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(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~~ XX Yazdian Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, ~~HAVE BARGAINED AND SOLD~~ quitclaimed its interest and BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosenblum & Yazdian, A Tennessee Joint Venture

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. 26 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 description of said lot.

BEING the same property conveyed to Yazdian Construction, Inc., by Deed from Magnolia Place Properties, a Tennessee General Partnership, of record in Book 9372, page 918, in the Register's Office for Davidson County, Tennessee.

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

94 DEC 14 AM 9:13
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

17005
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 808 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 my hand this 8th day of December, 19 94

Yazdian Construction, Inc.

By: PRES.
Fred Yazdian, Pres.

BOOK 9544 PG 992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____

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 Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Yazdian Construction, Inc., the within named bargainor, and corporation, and that he as such President 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 as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 8th day of December 19 94.

My commission expires 7/25/98.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED
~~WARRANTY DEED~~

FROM
YAZDIAN CONSTRUCTION, INC.

TO
ROSENBLUM & YAZDIAN, A
TENNESSEE JOINT VENTURE

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201

8.00 CHECK 0101 12/14 2843