BOOK 9544 PG 993

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 94 Notary Public MY COMMISSION EXPIRES: 7-25-98 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #32998

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Dickson (NAME)	Crye-Leike Mortgage Company, Inc (NAME)	142-11-B-26
808 Magnolia Court East (ADDRESS)	P.O. Box 17257 (ADDRESS)	FD.BK.9D82419
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, A Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Dickson and wife, Billie Jo Dickson, married

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.

BEING the same property conveyed by Yazdian Construction, Inc., a Tennessee corporation, to Jerome Rosenblum and Fred Yazdian, a Tennessee Joint Venture, by Deed of record in Book 9544, page 991, in said Register's Office.

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

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

Rosenblum & Yazdian

By: Jerome Rosenblum
Jerome Rosenblum, A Joint Venturer

Fred Yazdian, a Joint Venturer

BOOK 9544 PG 994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosenblum & Yazdian, A Tennessee Joint Venture

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 Nashville, Tennessee, this 8th day of December 19 94.

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, a Joint Venture the within named bargainor, ~~a 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 8th day of December 19 94

My commission expires 7/25/98

Notary Public

94 DEC 14 AM 9:14
PELIA B. HAMMOND REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

17006

Page 2 of 2

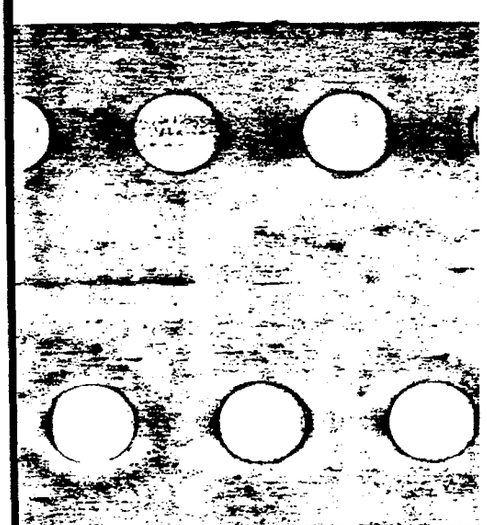
WARRANTY DEED

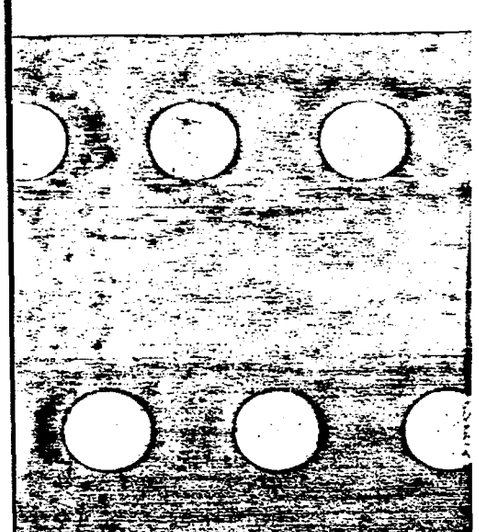
FROM
Rosenblum & Yazdian

TO
Robert B. Dickson and wife, Billie Jo Dickson

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #32998

2844 12/14 0101 03CHECK 597.30





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

RECEIVED OF _____

FOR _____

BOOK 9544 PG 995

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 159000.00
CON TX 588.30
PRFEE 1.00
~~MTGFEE 8.00~~
~~TOTAL 597.30~~
CHECK 597.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/14/94 01 09:15 0001 2844

17006
IDENTIF. ← REFERENCE

94 DEC 14 AM 9:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 862804