BOOK 9640 PG 505

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

MM 1805441/ SV 2383852

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 7th DAY OF April, 1995.

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt #3143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thomas G. Sgro	CHEMICAL RESIDENTIAL MORTGAGE	CORPORATION
(NAME)	(NAME)	
820 Magnolia Ct., E.	343 Thornhall St.	142-11-B-29-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Edison, NJ 08837	9D-82422
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 165,900.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Jerome Rosenblum and wife, Brenda Rosenblum

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Thomas G. Sgro, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 29** on the plan of **Magnolia Place** as of record at **Book 7900, page 729**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by deed as of record at Book 9441, page 850, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Declaration of Covenants, Conditions & Restrictions at Book 9367, page 807, By-Laws at Book 9367, page 819, plat limitations at Book 7900, page 729, and easements recorded at Book 7788, page 977 and Book 7803, page 640 said Register's Office.

~~unimproved (=)~~
This is improved (X) property, known as 820 Magnolia Ct., E., Nashville, TN 37221
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 7th day of April, 19 95.

Jerome Rosenblum

Brenda Rosenblum

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jerome Rosenblum and wife, Brenda Rosenblum _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 7th day of April, 19 95

My Commission expires:
1-27-96

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

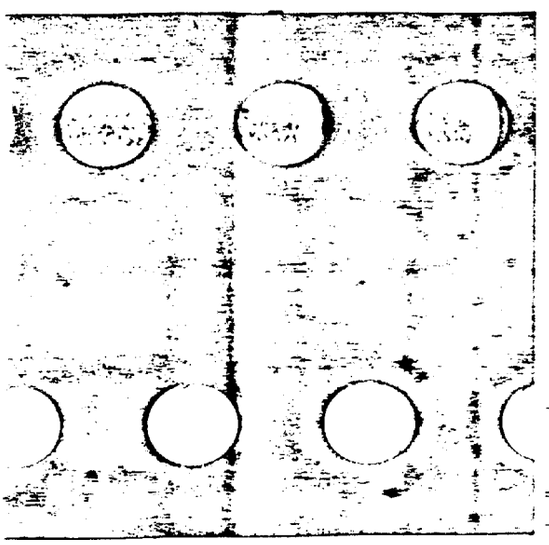
_____
Notary Public

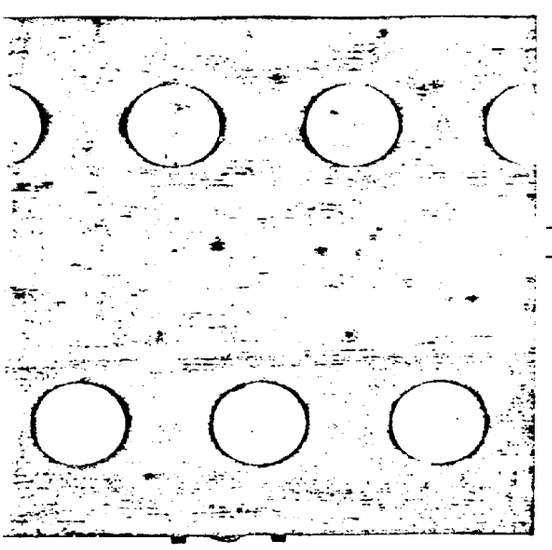
MAIL ENV.

97 APR -7 AM 11:44

DEED AND REFERENCE

49711





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
165900.00
CON TX 613.83
PRFEE 1.00
[illegible] 8.00
TOTAL 622.83
CHECK 622.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/95 01 11443 0001 3835

49711

IDENTIF. & REFERENCE

95 APR -7 AM 11:44

[illegible] REGISTER
[illegible] DAVIDSON CO. TN.

No. 898342