FILE NO. 33572
FILE BOX "7"

FORM NO. WD-1

BOOK 9728 PG 593

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Rosenblum (NAME)	S A M E (NAME)	142-11-B-31
		9D 82424
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JEROME ROSENBLUM and wife, BRENDA ROSENBLUM

quitclaimed ~~their interest~~ quitclaim

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO ~~TRANSFER~~ AND CONVEY UNTO BRAD ROSENBLUM, single

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:

BEING Lot No. 31 as shown on the final plat of Magnolia Place as of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby referred to for a more complete legal description.

BEING part of the same property conveyed to Jerome Rosenblum and wife, Brenda Rosenblum by Quitclaim Deed from Magnolia Place Properties, a Tennessee General Partnership, of record in Book 9570, page 836, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Magnolia Place Properties, a Tennessee General Partnership, by deed from Crieghton Place Venture, a Tennessee Joint Venture as of record in Book 9049, page 638, Register's Office for Davidson County, Tennessee.

0243 07/12 0101 03CHECK 8.00

95 JUL 12 AM 9:32
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

0078273

unimproved ( )
This is improved (X) property, known as 828 Magnolia Court East Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~AND THE GRANTORS HEREBY COVENANT WITH THE GRANTEES that we are lawfully seized and possessed of said land as a good and indefeasible estate in fee simple and have a good right to convey the same to the GRANTEES and that the same is unencumbered except as to taxes for the current year and subsequent years and except as otherwise noted herein and that we will and our heirs shall warrant and forever defend the title to the said property to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~

~~AND WE do covenant with the said GRANTEES that we are lawfully seized and possessed of said land as a good and indefeasible estate in fee simple and have a good right to convey the same to the GRANTEES and that the same is unencumbered except as to taxes for the current year and subsequent years and except as otherwise noted herein and that we will and our heirs shall warrant and forever defend the title to the said property to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~

~~AND WE do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said property to the said GRANTEES.~~

~~Wherever used herein, the singular 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 27th day of June, 19 95

Jerome Rosenblum
JEROME ROSENBLUM

Brenda Rosenblum
BRENDA ROSENBLUM

STATE OF TENNESSEE }
Davidson County }

BOOK 9728 PG 660

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JEROME ROSENBLUM and wife, BRENDA ROSENBLUM

the bargainors, 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 Nashville, Tennessee, this 27th day of June, 1995.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO