File #33631
File Box "7"
Saturn & Mazer

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9758 PG 733
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ALAN R. MAZER NOTARY PUBLIC AT LARGE

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
John Ronald Thomas (NAME)	Third National Bank in Nashville (NAME)	
821 Magnolia Court East (ADDRESS)	201 4th Avenue North (ADDRESS)	142-11-B-35
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, Tn 37230-5110 (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, Jerome Rosenblum and Fred Yazdian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Ronald Thomas and wife, Martha Jean Thomas

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. 35 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 legal description of said lots.

BEING the same property conveyed to Jerome Rosemblum and Fred Yazdian by quitclaim deed from Fred Yazdian being recorded immediately prior to the recording hereof.

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

This is investment property and has never been the home of Grantors.

00088116
IDENTIF. ↑ REFERENCE

95 AUG 10 AM 10:54
REGISTER
DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 821 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 31st day of July, 19 95

Jerome Rosenblum Fred Yazdian
By:

BOOK 9758 PG 734

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Jerome Rosenblum and Fred Vazdian

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and seal at office in Nashville, Tennessee this 31 day of July, 1995

Commission expires 7/25/98

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

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of July 19 95.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Jerome Rosenblum Fred Vazdian

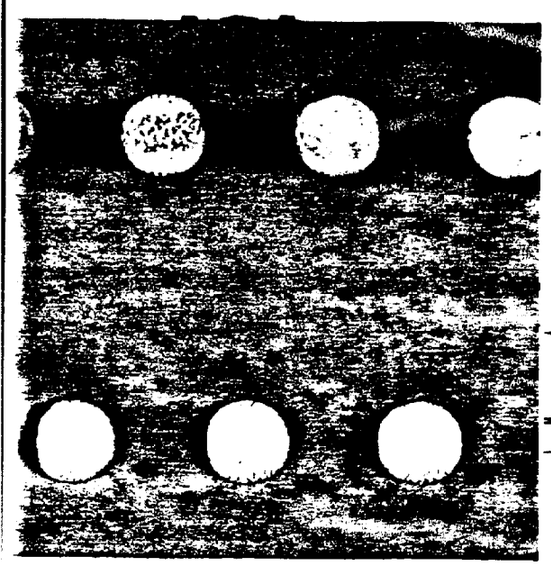
TO

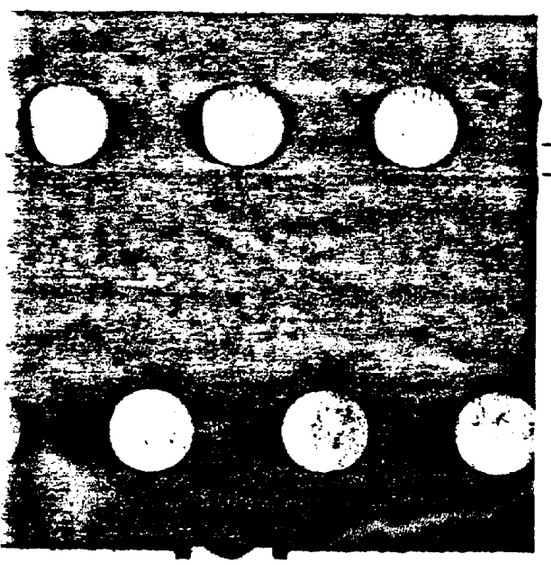
John Ronald Thomas and wife, Martha Jean Thomas

RETURN TO:

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

1995 08/10 0101 03CHECK 674.25





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

RECEIVED OF _____

FOR _____

BOOK 8758 PG 735

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 179800.00
CON TX 665.26
PRFEE 1.00
WDEED 8.00
TOTAL 674.26
CHECK 674.26

08/10/95 01 10:54 0001 0991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 AUG 10 AM 10:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0088116

No. 939996