RECORD AND RETURN TO:
FILE BOX "7"
SATURN & MAZER
File #33462

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9758 PG 854
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 167,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
28th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Lori Oliver-Guardino (NAME)	The Prudential Home Mortgage (NAME)	142-11-B-6
909 Magnolia Court West (ADDRESS)	8000 Maryland Avenue Suite 1400 (ADDRESS)	9D 82399
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Clayton, MO 63105 (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 Lori Oliver-Guardino and husband, Thomas A. Guardino

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 6, 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 refernece is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Jerome Rosenblum and Fred Yazdian, by quitclaim deed from Fred Yazdian of record in Book 9758, Page 852, Register's Office for Davidson County, Tennessee.

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

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

00088157
IDENTIF. & REFERENCE

95 AUG 10 AM 11:21
REGISTER
DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 909 Magnolia Court West, 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 our hand s this 28th day of July, 19 95

Jerome Rosenblum

Fred Yazdian

BOOK 9758 PG 855

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 Jerome Rosenblum and Fred Yazdian

the bargainor S, 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 28th day of July, 19 95.

Commission expires 7/25/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Jerome Rosenblum and Fred Yazdian

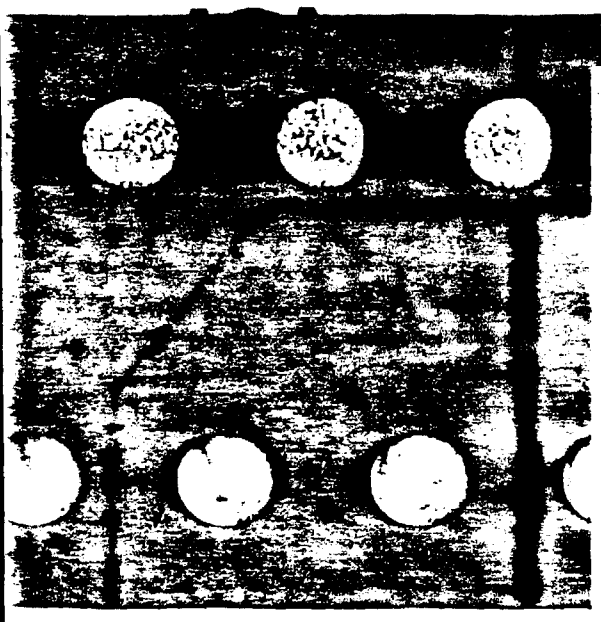
TO

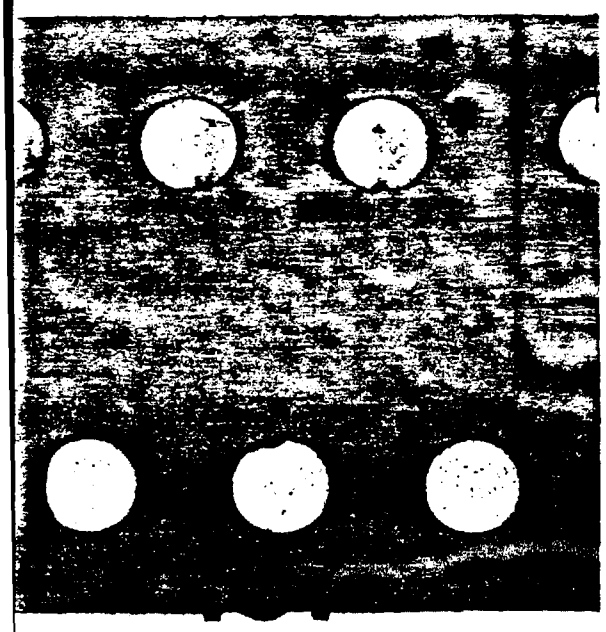
Lori Oliver-Guardino and husband, Thomas A. Guardino

RETURN TO:

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

1036 08/10 0101 03CHECK 630.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9758 PG 856

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 167900.00	
			CON TX 621.23	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 630.23	
			CHECK 630.23	
08/10/95	01		11:22 0001 1036	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00881 57
IDENTIF. # REFERENCE

95 AUG 10 AM 11:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 940041