WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9765 PG 511
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KELLEY JO HANSEN (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 147-2-B
550 HARDING PLACE C-109 (ADDRESS)	755 CROSSOVER LANE, SUITE 140 (ADDRESS)	PARCEL 47.00
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38117 (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, PHILLIP K. ROSENBLUM AND WIFE, CYNTHIA S. ROSENBLUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KELLEY JO HANSEN, UNMARRIED

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:

Situated in Davidson County, Tennessee, and being described as follows: Unit C-109 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Phillip K. Rosenblum and wife, Cynthia S. Rosenblum by deed from Steven Clark Kirby, an unmarried person of record in Book 7041, page 203, Register's Office of Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominium, of record in Book 6188, page 744, said Register's Office, and By-Laws of record in Book 6188, page 744, said Register's Office. Subject to all matters of record in Plat Book 2331, page 38 and easement for sanitary sewers and/or storm drainage of record in Book 4895, page 829, said Register's Office.

unimproved ( )
This is improved (X) property, known as 550 HARDING PLACE C-109, NASHVILLE, TENNESSEE 37211
(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 15th day of August 19 95

Phillip K. Rosenblum
PHILLIP K. ROSENBLUM

Cynthia S. Rosenblum
CYNTHIA S. ROSENBLUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9765 PG 512

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP K. ROSENBLUM AND WIFE, CYNTHIA S. ROSENBLUM

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 15th day of August, 19 95.

Commission expires June 10, 1998

Julia A. Hobbs
Notary Public

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 _____

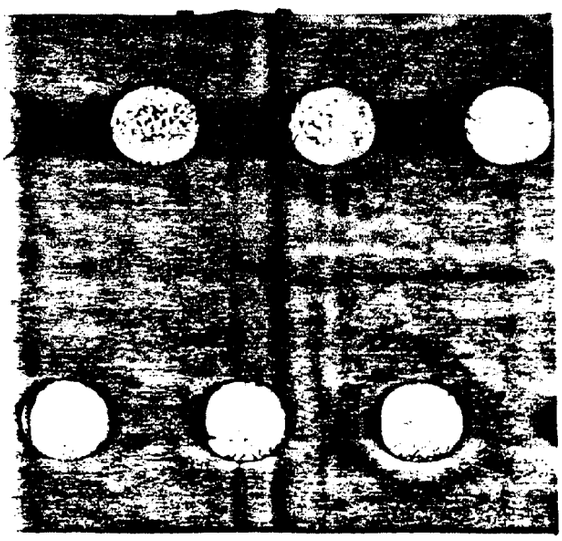
_____
Notary Public

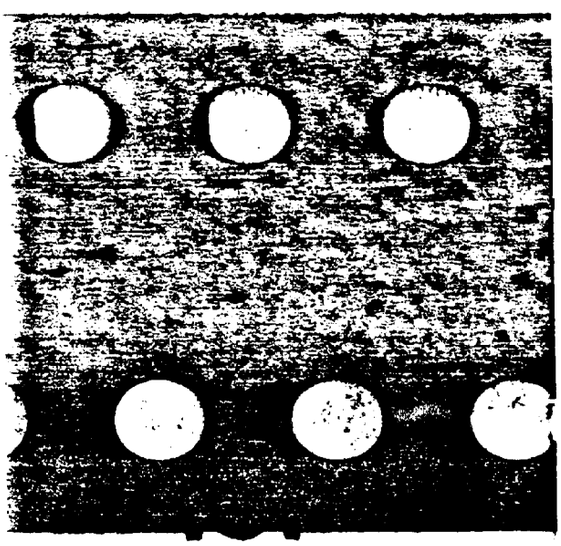
3557 08/17 0101 03CHECK 131.10

IDENTIF. & REFERENCE

95 AUG 17 AM 11:05

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9765 PG 513

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	33000.00
			CON TX	122.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	131.10
			CHECK	131.10
08/17/95		01	11:07 0001	3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090515
IDENTIF. ↑ REFERENCE

95 AUG 17 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942531