BOOK 9813 PG 152

BOX #19B
G#95-9-57

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| ZHI AN | CTX MORTGAGE COMPANY | MAP 142-11-0-B |
| (NAME) | (NAME) | |
| 829 Magnolia Court | P. O. Box 19000 | PARCEL 033co |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Dallas, TX 75219 | FB #09D-82426 |
| (CITY) (STATE) (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~~, ROSENBLUM AND YAZDIAN, A PARTNERSHIP COMPOSED OF JEROME ROSENBLUM AND FRED YAZDIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZHI AN, A MARRIED MAN

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. 33 on the Final Plat of Magnolia Place, a Planned Unit Development, as of record in Plat 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 thereof.

BEING the same property conveyed to Rosenblum and Yazdian, a partnership composed of Jerome Rosenblum and Fred Yazdian, by Quitclaim Deed from Jerome Rosenblum and wife, Brenda Rosenblum, of even date and being filed for record simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Magnolia Place, of record in Book 9367, Page 807, said Register's Office; Charter of Magnolia Place Homeowners' Inc., of record in Book 9391, Page 887, Register's Office for Davidson County, Tennessee; By-Laws of Magnolia Place Homeowners' Association, Inc., of record in Book 9367, Page 819, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

0107166

TITLE & REFERENCE

95 OCT -2 PM 1:52

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

This is ( ) unimproved ( X ) improved property known as 829 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 our hand s this 29th day of September 19 95

ROSENBLUM AND YAZDIAN, A PARTNERSHIP
By:
JEROME ROSENBLUM, PARTNER

By:
FRED YAZDIAN, PARTNER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____
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, a 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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JEROME ROSENBLUM AND FRED YAZDIAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon their several oaths, acknowledged themselves to be the Partners of ROSENBLUM AND YAZDIAN, the within named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such Partners.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 1995.

My Commission Expires: 7/24/99

_____
Notary Public

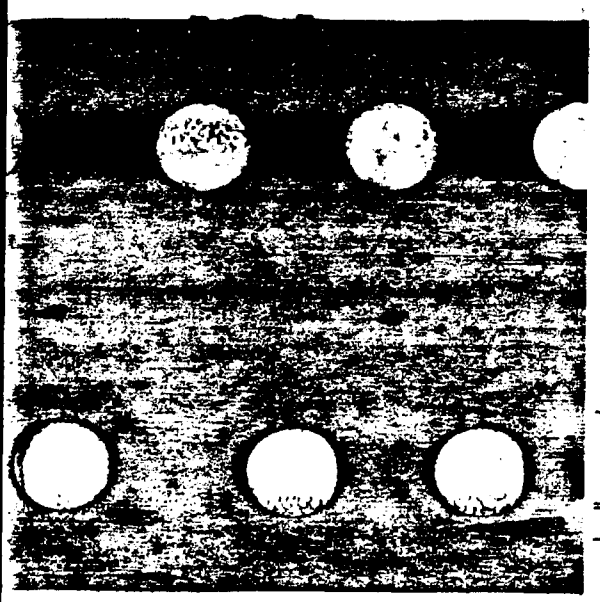
SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

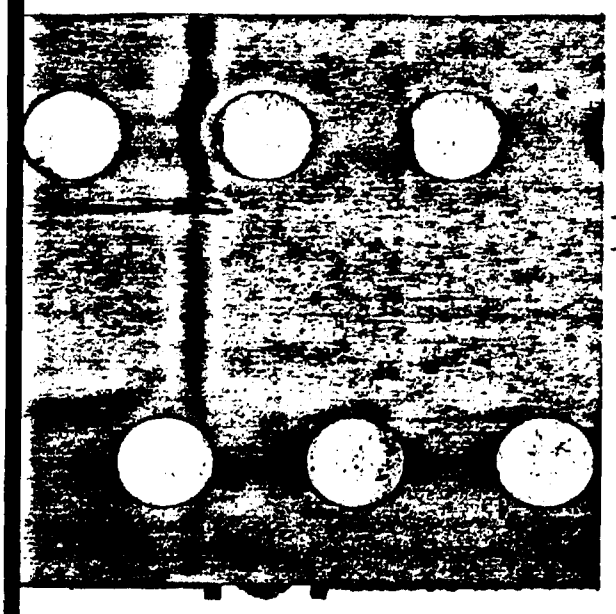
.395 10/02 0101 03CHECK

626-53



DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9813 PG 154

| | | |
|---|---|---|
| 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 166900.00
CON TX 617.53
PRFEE 1.00
WDEED 8.00
TOTAL 626.53
CHECK 626.53
10/02/95 01 13:54 0001 1395

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01107166
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 960187