WARRANTY DEED

FORM NO. WD-1

RECORD AND RETURN TO:
FILE BOX 7
SATURN AND MAZER

BOOK 9830 PG 710

33930

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER 1995.

Notary Public

MY COMMISSION EXPIRES: 11/24/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
CHRISTOPHER C. BENEC (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	142-11-B-36
817 MAGNOLIA COURT EAST (STREET ADDRESS OR ROUTE NUMBER)	2059 NORTHLAKE PARKWAY (STREET ADDRESS)	9D 82429
NASHVILLE, TN 37221 (CITY) (STATE) (P.O. ZIP)	TUCKER, GA 30084 (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 & YAZDIAN, A TENNESSFE, JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER C. BENEC AND WIFE, JENNIFER BENEC

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. 36 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 LOT.

BEING THE SAME PROPERTY CONVEYED TO ROSENBLUM & YAZDIAN, A TENNESSEE, JOINT VENTURE, BY QUITCLAIM DEED FROM FRED YAZDIAN AND WIFE, KAREN YAZDIAN OF RECORD IN BOOK 9830, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE FOREGOING IS THE SAME LEGAL DESCRIPTION AS APPEARS IN THE PREVIOUS DEED OF RECORD.

7799 10/18 0101 03CHECK 619.13

95 OCT 18 AM 9:29
FELIX Z. WISSUTI REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0113158

This is unimproved / improved property, known as 817 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 13TH day of OCTOBER, 1995

JV.

BOOK 9830 PG 711

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROSENBLUM & YAZDIAN, A TENNESSEE, JOINT VENTURE

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 13TH day of OCTOBER, 19 95.

Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in 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 oath, acknowledged ~~himself~~ THEMSELVES to be the JOINT VENTURERS of the ROSENBLUM & YAZDIAN, A JOINT VENTURE, a corporation, and that he as such JOINT VENTURERS executed the foregoing instrument for the purpose therein contained, by signing the name of the JOINT VENTURE ~~corporation~~ by himself as JOINT VENTURERS.

Witness my hand and official seal at NASHVILLE, this 12TH day of OCTOBER, 19 95.

NOTARY PUBLIC AT LARGE

Notary Public

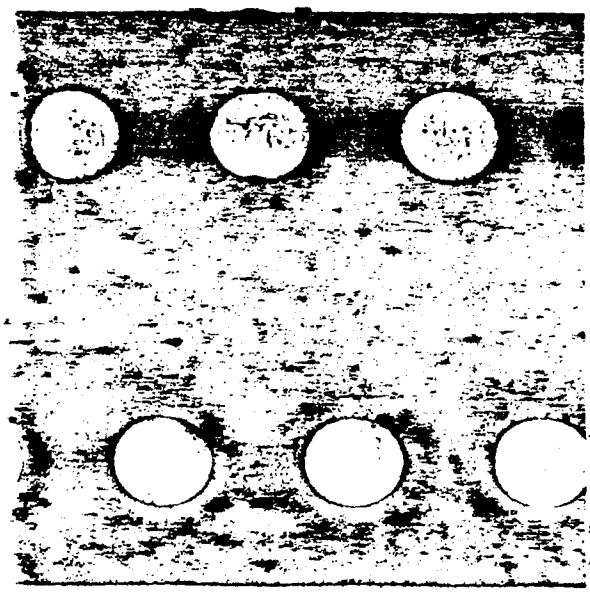
Commission Expires 11/28/98

DAVID L. SATURN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

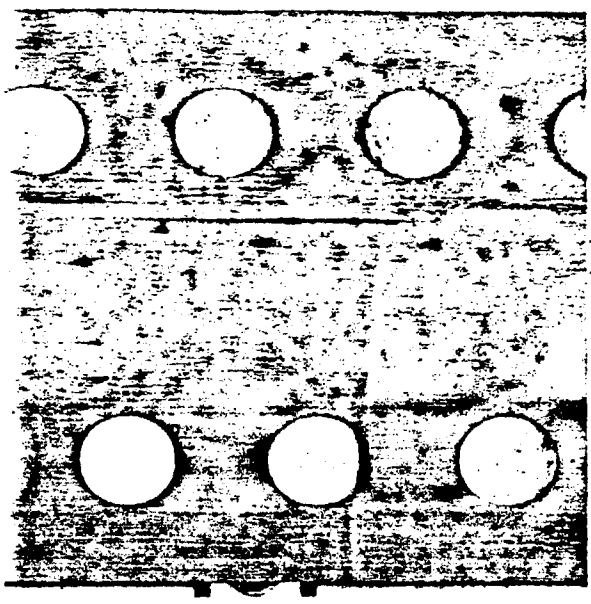
FOR _____

BOOK 9830 PG 712

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	
				164900.00
			CON TX	610.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.13
			CHECK	619.13
10/18/95	01		09:30 0001	7799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



95 OCT 18 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

011358
Shelby Reference

No. 966320