Record and return to:
Chicago Title Ins. Co.
30 Burton Hills, Suite 150
Nashville, TN 37215
Box 35 #00277592

WARRANTY DEED

File No: 00277592

BK 9551 PG 545

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James L. Spain	SunTrust Bank	Map 142-11-B
[NAME]	[NAME]	
905 Magnolia Court	PO Box 305110	Parcel 7 CO
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, Tn 37221	Nashville, TN 37230-5110	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Jerome Rosenblum and Fred Yazdian, Partners

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Spain and wife, Sandra C. Spain

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 175,900.00

Subscribed and sworn to before me, this the 31ST day of OCTOBER, 19 95

Affiant

My Commission Expires: 03/22/97
[Affix Seal]

Notary Public Michele M. Cooper

Michele M. Cooper

unimproved ( )

This is improved (X) property known as 905 Magnolia Court, Nashville, TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31ST day of OCTOBER, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerome Rosenblum

Fred Yazdian

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Jerome Rosenblum and Fred Yazdian, Partners

the within named 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 Davidson COUNTY, Tennessee this 31ST day of OCTOBER, 19 95.

Michele M. Cooper
Notary Public

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

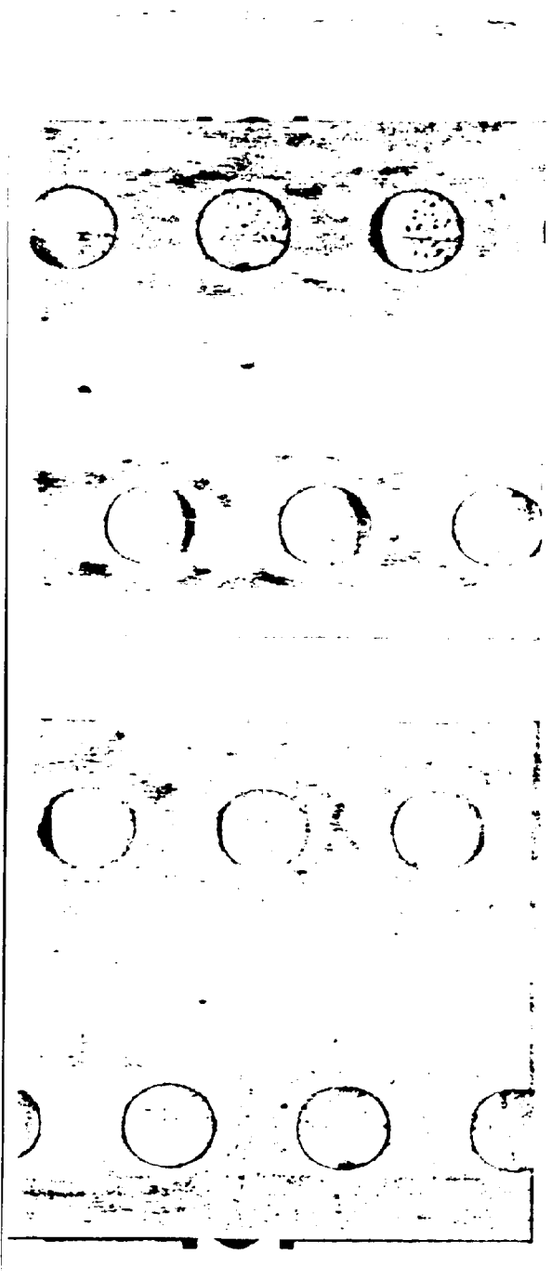
EXHIBIT "A" 9851:847

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat, Magnolia Place, of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Jerome Rosenblum and wife, Brenda Rosenblum, by deed from Magnolia Place Properties, a Tennessee general partnership, of record in Book 9628, page 173, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Jerome Rosenblum and Fred Yazdian, Partners, by Quitclaim Deed from Jerome Rosenblum and wife, Brenda Rosenblum, recorded in Book 9851, Page 843, Register's Office for Davidson County, Tennessee.

5197 11/06 0101 03CHECK 663.83

-6 AM 11:15



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 0851 PG 818

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 175900.00
CDN TX 650.83
PRFEE 1.00
MDEED 12.00
TOTAL 663.83
CHECK 663.83

11/06/95 01 13:17 0001 5197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 NOV -6 PM 1:17

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 973810