0121480

IDENTIF. & REFERENCE

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

95 NOV -9 PM 12:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9855 PG 432

WARRANTY DEED

ADDRESS NEW OWNER:
M/M Holland C. Adkisson Jr.
913 Magnolia Ct.
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:

MAP	142-11
GROUP	B
PARCEL	5.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 Holland C. Adkisson Jr. and wife, Mary R. Adkisson, 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. 5 on the Plan of Final Plat, Magnolia Place, of record in Book 7900, page 729, register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerome Rosenblum and wife Brenda Rosenblum by deed from Magnolia Place Properties, a TN General Partnership, of record in Book 9628, page 173, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Jerome Rosenblum and Fred Yazdian by quitclaim deed from Brenda Rosenblum being recorded simultaneously herewith.

This is improved property known as 913 Magnolia Court West, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Holland C. Adkisson Jr. and wife, Mary R. Adkisson, their heirs and assigns, forever; and we, Jerome Rosenblum and Fred Yazdian 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of October, 1995.

Jerome Rosenblum

Fred Yazdian

Brenda Rosenblum by Jerome Rosenblum
Atty in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerome Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 11.20.96

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 154,900.00.

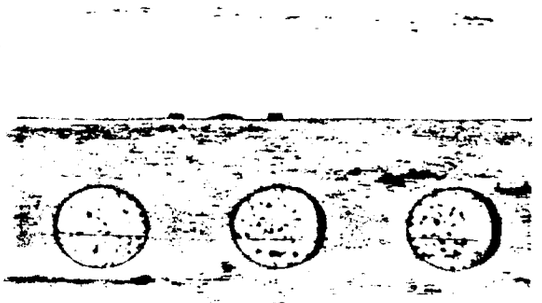
AFFIANT

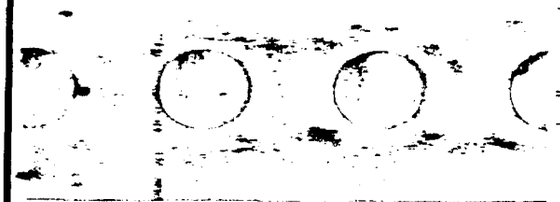
Subscribed and sworn to before me this 27th day of October, 1995.

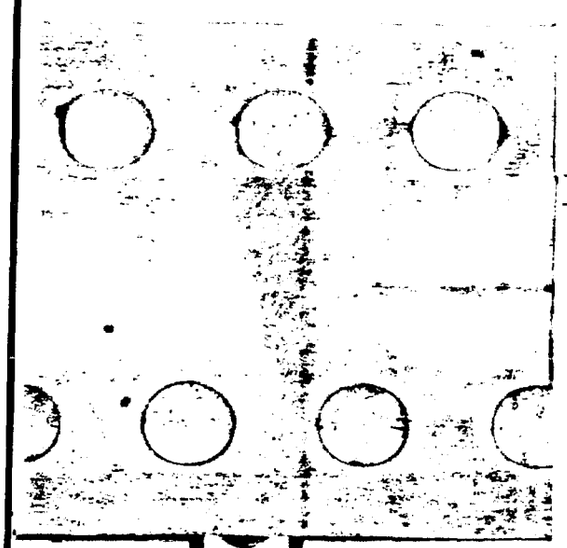
NOTARY PUBLIC

My Commission Expires: 11-20-96

582.13 03CHECK 0101 11/09 5759







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9855 PG 434

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
TOTAL 582.13
CHECK 582.13

11/09/95 01 12:39 0001 6769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0121480
IDENTIF. ↑ REFERENCE

95 NOV -9 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 975360