BOX 15

WARRANTY DEED

BOOK 9595 PG 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cris A. Cannon (NAME)	Churchill Mortgage Corporation (NAME)	MAP 142-11B
729 Magnolia Trail (ADDRESS)	761 Old Hickory Blvd., Ste. 301 (ADDRESS)	PARCEL 18
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Fred Yazdian and Jerome Rosenblum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cris A. Cannon and Shirley Cannon, both 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Magnolia Place, as of record in Book 7900, page 729, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the part of the same property conveyed to Fred Yazdian, a married person, by Quitclaim Deed from Magnolia Place Properties, a Tennessee General Partnership of record in Book 9611, page 905, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Fred Yazdian and Jerome Rosenblum by Quitclaim Deed from Fred Yazdian and wife, Karen Yazdian of record in Book 9845, page 83, Register' s Office for Davidson County, Tennessee.

This property is conveyed subject to any and all existing restrictions and easements of record.

95 DEC 20 AM 8:21
FELICIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0134061

unimproved ( )
This is improved (X) property, known as 729 Magnolia Trail, 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 14th day of December 19 95

Fred Yazdian

Jerome Rosenblum

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian and Jerome 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 14th day of December, 19 95.

Commission expires May 7, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

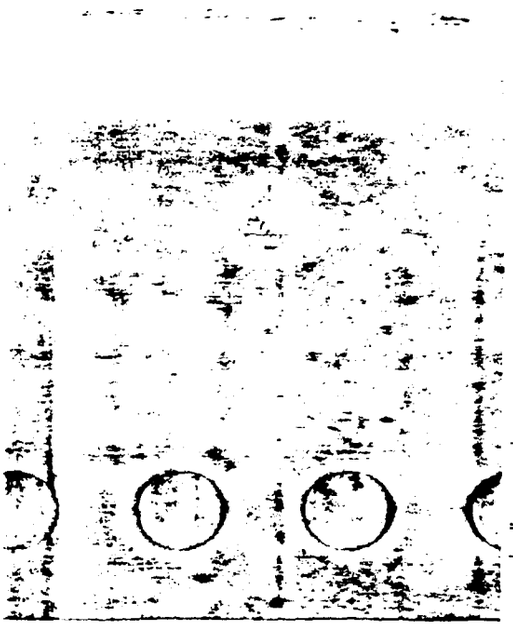
_____
Notary Public

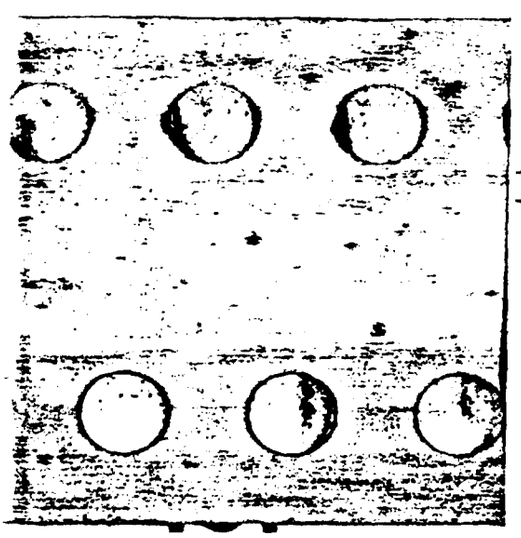
BOOK 9895 PG 86

0481 12/20 0101 03CHECK 649.47

Warranty Deed from Fred Yazdian and Jerome Rosenblum, to Cris A. Cannon and Shirley Cannon.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215





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

RECEIVED OF _____

FOR _____

BOOK 9895 PG 87

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
173150.00
CON TX 640.47
PRFEE 1.00
WDEED 8.00
TOTAL ~~649.47~~
CASH ~~649.47~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/95 01 16:20 0001 0481

0131,061
IDENTIFICATION REFERENCE

95 DEC 20 PM 4:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 988899