0146293

BOOK 9941 PG 778

96 FEB -8 AM 8:21

# WARRANTY DEED

This Indenture made this 31st day of January, 1996 between **Bradley Rosenblum**, as GRANTOR, and **M. Todd Story and Lanell A.** Story, married, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 40 on the final plat of Magnolia Place as of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradley Rosenblum by Quitclaim Deed from Jerome Rosenblum and wife, Brenda Rosenblum of record in Book 9441, page 777 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 9368, page 807, and Book 9367, page 819, Register's Office for Davidson County, Tennessee.

Subject to easements and setback lines of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee

Subject to an easement of record in Book 7788, page 977, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and posessed 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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Bradley Rosenblum

Bradley Rosenblum

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisiactory evidence) and who, upon oath acknowledged himself to be the of the Bradley Rosenblum, a Corporation, and that he as such executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as . Witness my hand and official seal this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

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 Bradley 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 this 31st day of January, 1996.

Katherine E. Faulkner
Notary Public

My Commission Expires: 11/28/98

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $172900.

Starr East
Affiant

Subscribed and sworn to before me this 31st day of January, 1996.

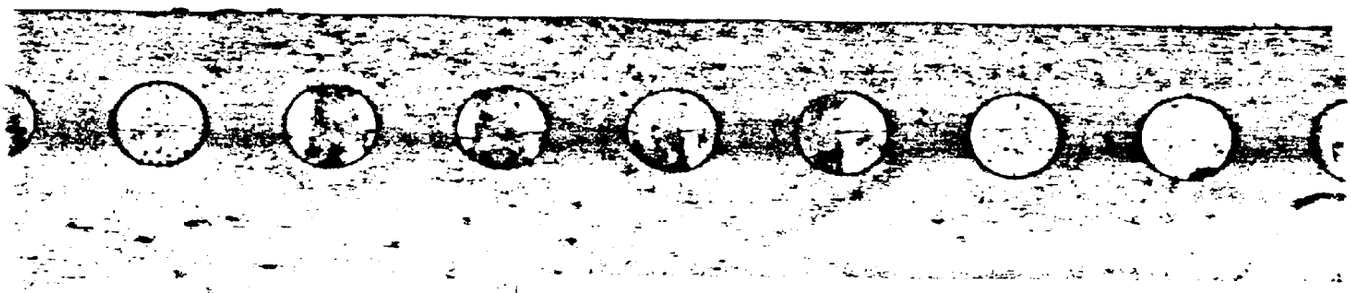
Katherine E. Faulkner
Notary Public

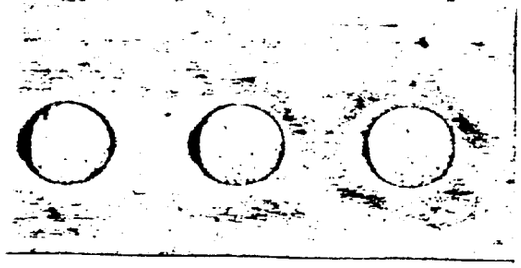
My Commission Expires: 11/28/98

Mail

THIS INSTRUMENT PREPARED BY:
Equity Search, Inc.
2323 Hillsboro Road, Suite 507
Nashville, Tennessee 37212

5751 02/08 1101 03CHECK 648.73



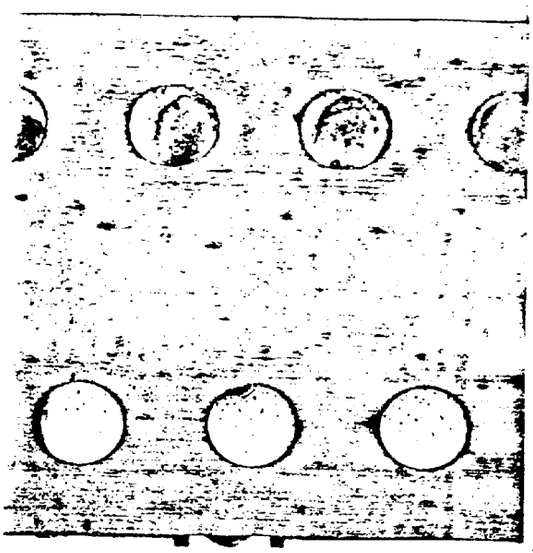


**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9941 PG 780



| | | |
|---|---|---|
| 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 | 172900.00 |
| CON TX | 639.73 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 648.73 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 648.73

02/08/96 01 08:23 0001 5761

0148293
IDENTIFICATION REFERENCE

96 FEB -9 AM 8:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1003977