BOOK 9944 PG 14

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Janet Elaine Segal (NAME)	First Union Mortgage Corporation (NAME)	142-11-B-32
833 Magnolia Ct. East (ADDRESS)	43000 Six Forks Road (ADDRESS)	9D-82425
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27609 (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, Rosenblum & Yazdian, A Tennessee, Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Elaine Segal, A Single Person

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. 32 on the Final Plat, Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rosenblum and Yazdian, A Tennessee, Joint Venture by quit claim deed from Jerome Rosenblum and wife, Brenda Rosenblum of record in Book 9944, Page 12, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

96 FEB -9 PM 12:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0149185

This is ( ) unimproved (X) property, known as 833 Magnolia Ct. 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 5th day of February 19 96

Rosenblum & Yazdian, A Tennessee, Joint Venture

By: Jerome Rosenblum

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and Jerome Roseublum and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Joint Venturers and _____ respectively of the Rosenblum & Yazdian, a Joint Venture the within named bargainor, a ~~XXX~~ corporation, and that he as such Joint Venturers and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~XXXXXX~~ by the said Fred Yazdian and Jerome Roseublum as such Joint Venturers, and attesting the same by the said _____ as such _____.

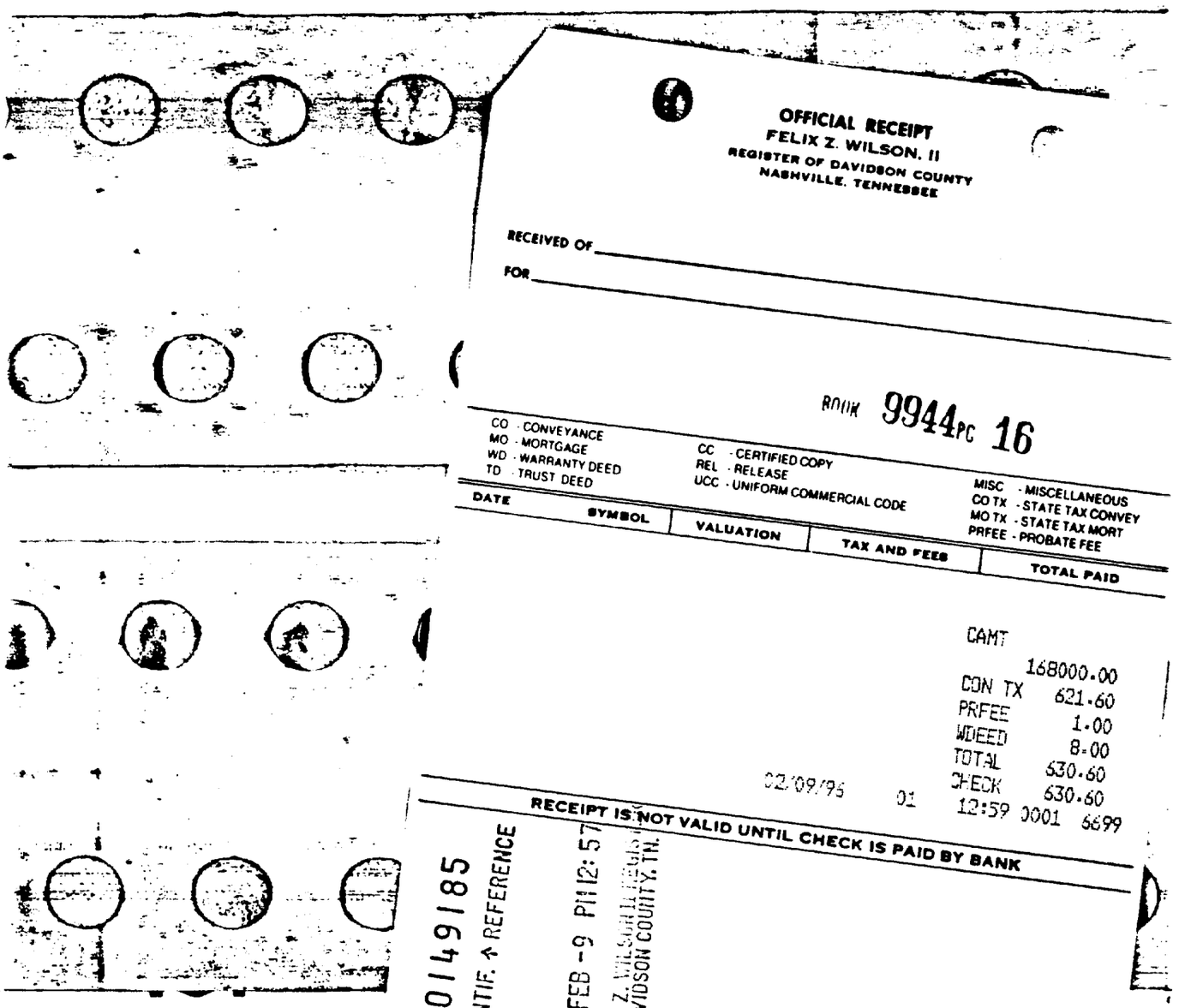
Witness my hand and official seal at office at Nashville, Tennessee this 5th day of February 19 96

My commission expires 7/25/98

_____
Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5699 02/09 0101 03CHECK 630.60



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

RECEIVED OF

FOR

BOOK 9944 PG 16

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
168000.00
CON TX 621.60
PRFEE 1.00
WDEED 8.00
TOTAL 630.60
CHECK 630.60

02/09/96 01 12:59 0001 6699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149185
IDENTIF. # REFERENCE

96 FEB -9 PM 12:57
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1004910