BOOK 9950 PG 200

WARRANTY DEED

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,500.00

Brenda Rosenblum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Jerome Rosenblum (NAME)	Mortgagee: First Tennessee Bank (NAME)	142-11-B-10.00CO
3213 Nolensville Road (ADDRESS)	P.O. Box 100 (ADDRESS)	142-11-B-11.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37068-0100 (CITY) (STATE) (ZIP)	142-11-B-12.00CO
		142-11-B-13.00CO*

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, Magnolia Place Properties, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome Rosenblum and wife, Brenda Rosenblum

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, TN, being Lots Nos. 10, 11, 12, 13, 14, 15 & 16 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 part of the same property conveyed to Magnolia Place Properties, a TN general partnership by deed from Creighton Place Venture, a Tennessee joint venture of record in Book 9049, Page 638, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9367, Page 807, By-Laws in Book 9367, Page 819; Easement in Book 7788, Page 977; Charter in Book 9391, Page 887; Agreement in Book 7803, Page 640; Boundary Plat in Book 7900, Page 179, and all matters shown on the Plan of Record.

*142-11-B-14.00CO
142-11-B-15.00CO
142-11-B-16.00CO

015114,2

IDENTIFICATION REFERENCE

96 FEB 16 AM 11:22
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as Magnolia Place. (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 13th day of February 19 96

Magnolia Place Properties, a Tennessee general partnership
By:
Fred Yazdian,
General Partner

BOOK 9950 PG 201

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Magnolia Place Properties, a TN general partnership the within named bargainor, and ~~corporation~~, and that he as such General Partner ~~xxxx~~ partnership being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation by the said~~ partnership by the said Fred Yazdian as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin on this the 13th day of February 19 96.

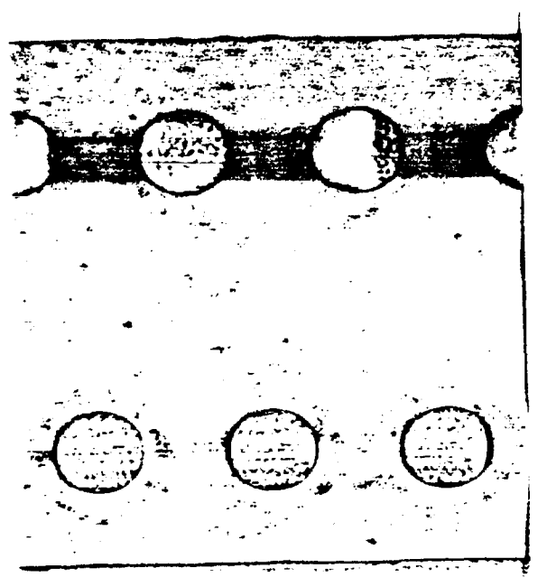
My commission expires 1/29/2000

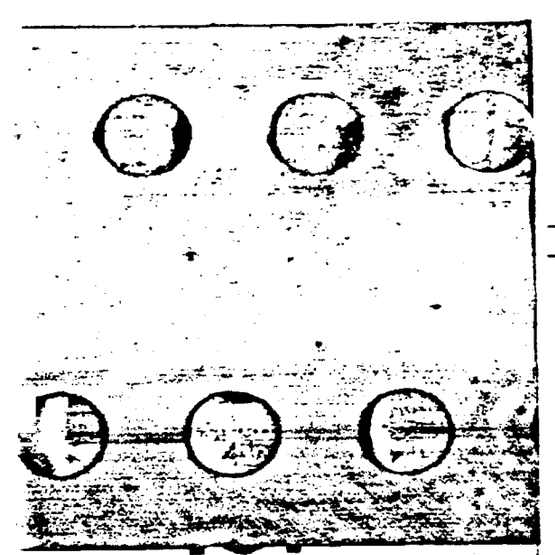
Elizabeth J. Smith
Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

3795 02/16 0101 03CHECK

695.





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

RECEIVED OF _____

FOR _____

BOOK 9950PG202

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	185500.00
CON TX	686.35
PRFEE	1.00
WDEED	8.00
TOTAL	695.35
CHECK	695.35

02/16/96 01 11:25 0001 8796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151142
IDENTIFICATION REFERENCE

96 FEB 16 AM 11: 27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1006979