BOOK 9995 PG 543

This Instrument Was Prepared By:
Robert L. Trentham, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
Randal Ewing Weakley and wife Susan Conrad Weakley 904 Magnolia Court West Nashville, TN 37221	New Owners	Map 142-11-O-B Parcel 2.00 FB# 09D 82395

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRADLEY M. ROSENBLUM ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RANDAL EWING WEAKLEY, and wife SUSAN CONRAD WEAKLEY ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 904 Magnolia Court West, Nashville, Davidson County, Tennessee 37221.

This property is not the usual place of residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons.

Whenever 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 executed this instrument on this 29 day of March, 1996.

Bradley M. Rosenblum
BRADLEY M. ROSENBLUM

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY M. ROSENBLUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 1996.

Tracey A. Brooks
NOTARY PUBLIC

My Commission Expires: 7/25/98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Tracey A. Brooks
Affiant

Sworn to and subscribed before me

This 29th day of March, 1996.

Cheryl U. Perry
NOTARY PUBLIC

My Commission Expires: 11-20-96

54825

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Magnolia Place, of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Bradley M. Rosenblum, by deed from Magnolia Place Properties, a Tennessee General Partnership, of record at Book 9733, page 443, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 1996, which have been prorated and assumed by Grantee.

2. Deed of Trust to James M. McGrew, Jr. and Dianne C. Porter, Trustees, of record in Book 9733, page 446, Register's Office for Davidson County, Tennessee.

3. UCC-1 Financing Statement of record in Book 9733, page 451, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 7900, page 729, in the Register's Office for Davidson County, Tennessee, which shows minimum building setback lines and easements and to which Plan reference is hereby made for a more complete description thereof.

5. Declaration of Covenants, Conditions and Restrictions of Magnolia Place, of record in Book 9367, page 807, Register's Office for Davidson County, Tennessee; By-Laws of Magnolia Place Homeowner's Association, Inc., of record in Book 9367, page 819, Register's Office for Davidson County, Tennessee.

6. Charter of Magnolia Place Homeowners' Association, Inc., of record in Book 9391, page 887, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sewer Line recorded in Book 7803, page 640, Register's Office for Davidson County, Tennessee.

8. Easement granted to Bellevue Christian Church to connect onto and make use of a sanitary sewer line, as referenced in Deed of record in Book 7788, page 977, Register's Office for Davidson County, Tennessee.

9. All matters as shown on the boundary plat of Creighton Place, of record in Book 7900, page 179, Register's Office for Davidson County, Tennessee.

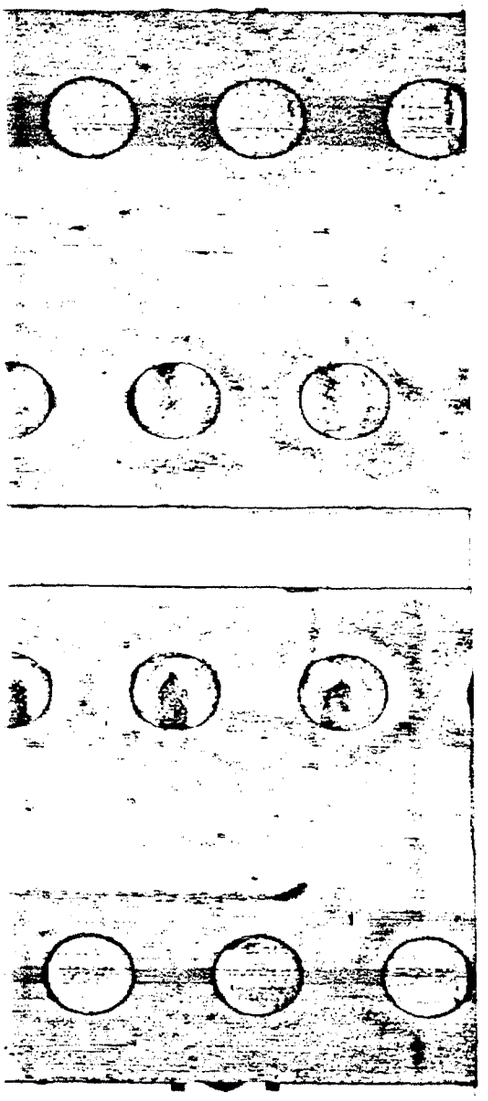
0165330
IDENTIF. ^ REFERENCE

96 MAR 29 AM 10:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

38845

597.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 157000.00
				CON TX 580.90
				PRFEE 1.00
				MTGFEE 16.00
				TOTAL 597.90
				CHECK 597.90
			03/29/96 01	10:22 0001 4044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165330 IDENTIF. ↑ REFERENCE

96 MAR 29 AM 10 21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022057