0184136
IDENTIF. # REFERENCE

BOX 38 TAB

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

96 MAY 22 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner(s):
Kenneth R. Martin and wife
Scarlett W. Martin
733 Magnolia Trail
Nashville, TN 37221

Send Tax Bills to
New Owners

Tax Information:
Map 142-11-0-B
Parcel 17.00
FB# 09D 82410

BOOK 10057 PG 649

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, FRED YAZDIAN and JEROME ROSENBLUM ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to KENNETH R. MARTIN, and wife SCARLETT W. MARTIN ("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 733 Magnolia Trail, Nashville, Davidson County, Tennessee 37221. This property is not the usual place of residence of the Grantors.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs 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, Grantors have executed this instrument on this 20 day of May, 1996.

FRED YAZDIAN

JEROME ROSENBLUM

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED YAZDIAN, 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 22 day of May, 1996.

Tracey A. Brooks
NOTARY PUBLIC

My Commission Expires: 7/25/98

* * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROME 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 22 day of May, 1996.

Tracey A. Brooks
NOTARY PUBLIC

My Commission Expires: 7/25/98

BOOK 10057 PG 651

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,900.00.

AFFIANT

Sworn to and subscribed before me

This 22 day of May, 1996.

Tracey A Brooks
NOTARY PUBLIC

My Commission Expires: 7/25/98

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plat of Magnolia Place, a Planned Unit Development, as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Fred Yazdian and Jerome Rosenblum by quitclaim deed from Fred Yazdian, a married person, of record at Book 10057, page 647, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Fred Yazdian, a married person, by deed from Magnolia Place Properties, a Tennessee General Partnership by quitclaim deed of record at Book 9825, page 241, and re-recorded for the purpose of correcting the legal description at Book 9887, page 330, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

2. 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.

3. 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.

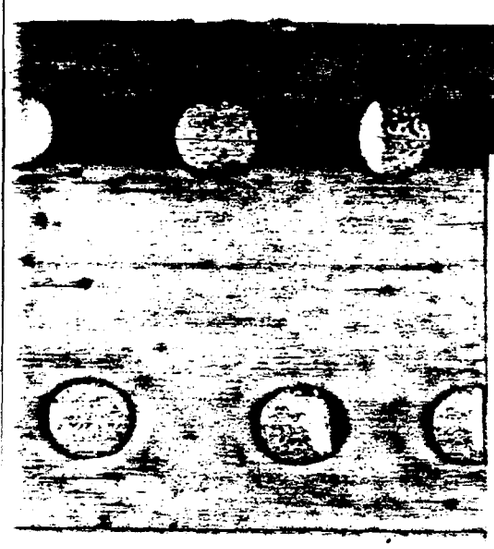
4. Charter of Magnolia Place Homeowners' Association, Inc., of record in Book 9391, page 887, Register's Office for Davidson County, Tennessee.

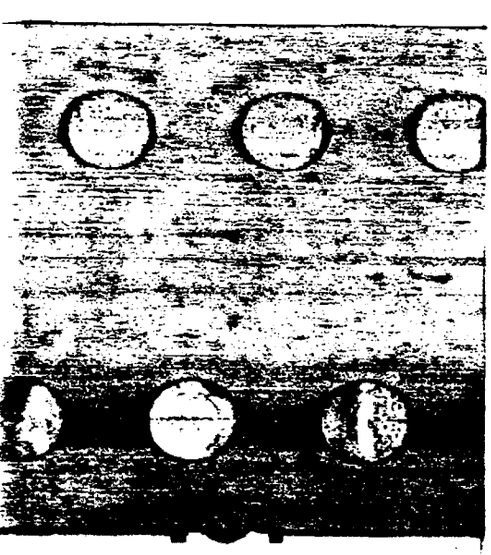
5. Agreement for Dedication of Easement for Sewer Line recorded in Book 7803, page 640, Register's Office for Davidson County, Tennessee.

6. 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.

7. 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.

4217 05/22 0101 03CHECK 716.23





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

RECEIVED OF _____

FOR _____

BOOK 10057 PG 654

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 187900.00
CON TX 695.23
PRFEE 1.00
WDEED 20.00
TOTAL 716.23
CHECK 716.23

05/22/96 01 12:14 0001 4217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184136
IDENTIF. ← REFERENCE

96 MAY 22 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042155