Box 50-B

THIS INSTRUMENT WAS PREPARED BY

[illegible] Title [illegible]
[illegible] West End Avenue, Suite 41
Nashville, Tennessee 37[illegible]

10107, 995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Richard V. Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE [illegible] DAY OF June, 19[illegible]

Notary Public

MY COMMISSION EXPIRES 5-5-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Richard V. Stevens	Leader Federal Bank For Savings	142-11-B-10CO
(NAME)	(NAME)	
712 Magnolia Trail	158 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tn 38103	
(CITY) (STATE) (ZIP)	(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 and Yazdian, a Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard V. Stevens and wife, Joan M. Stevens

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. 10 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 and accurate description of said lot.

BEING the same property conveyed to Rosenblum and Yazdian, a Joint Venture, by Quitclaim Deed from Jerome Rosenblum and wife, Brenda Rosenblum, of record in Book 10107 page 993, Register's Office for Davidson County, Tennessee.

This property has never been the principal residence of the Grantors.

01994.80

RECEIVED FOR RECORD
96 JUN -2 PM 1:43
[illegible]

unimproved ( )
This is improved (X) property, known as 712 Magnolia Trail, Nashville, Tennessee 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 our hand s this 28th day of June 19 96

Rosenblum and Yazdian, a Joint Venture
By: Jerome Rosenblum
Jerome Rosenblum, Joint Venturer

Attest:
Fred Yazdian, Joint Venturer

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_____.

My 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 Jerome Rosenblum and Fred Vardian with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Joint Venturer and Joint Venturer respectively of the Rosenblum and Vardian the within named bargainor, and ~~[illegible]~~ Joint Venture, and that they as such Joint Venturer and Joint Venturer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~[illegible]~~ Joint Venture, by the said Jerome Rosenblum as such Joint Venturer, and attesting the same by the said Fred Vardian as such Joint Venturer.

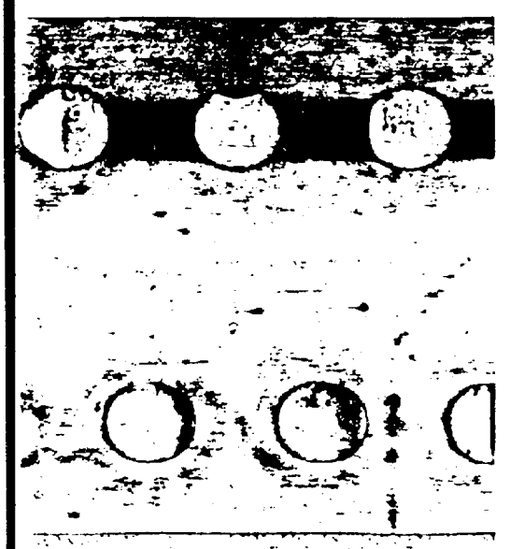
Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of June 19 98.

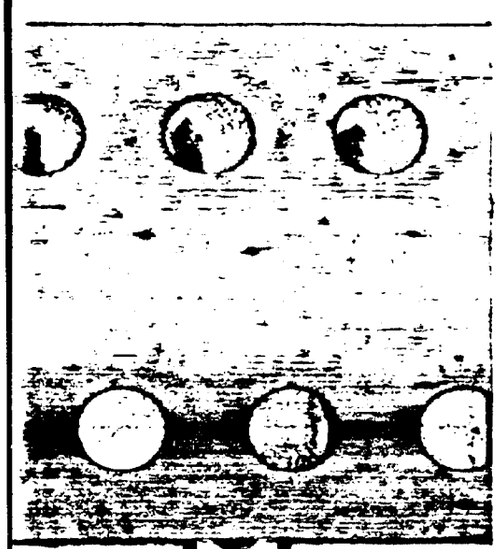
My commission expires 5-5-99

Notary Public

Page 2 of 2

545-40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 997

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WC	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
				CONT 172000.00
				CON TX 636.40
				PRFEE 1.00
				MTEED 8.00
				TOTAL 645.40
				CHECK 645.40
			07/02/95 01	13:47 0001 0757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199480

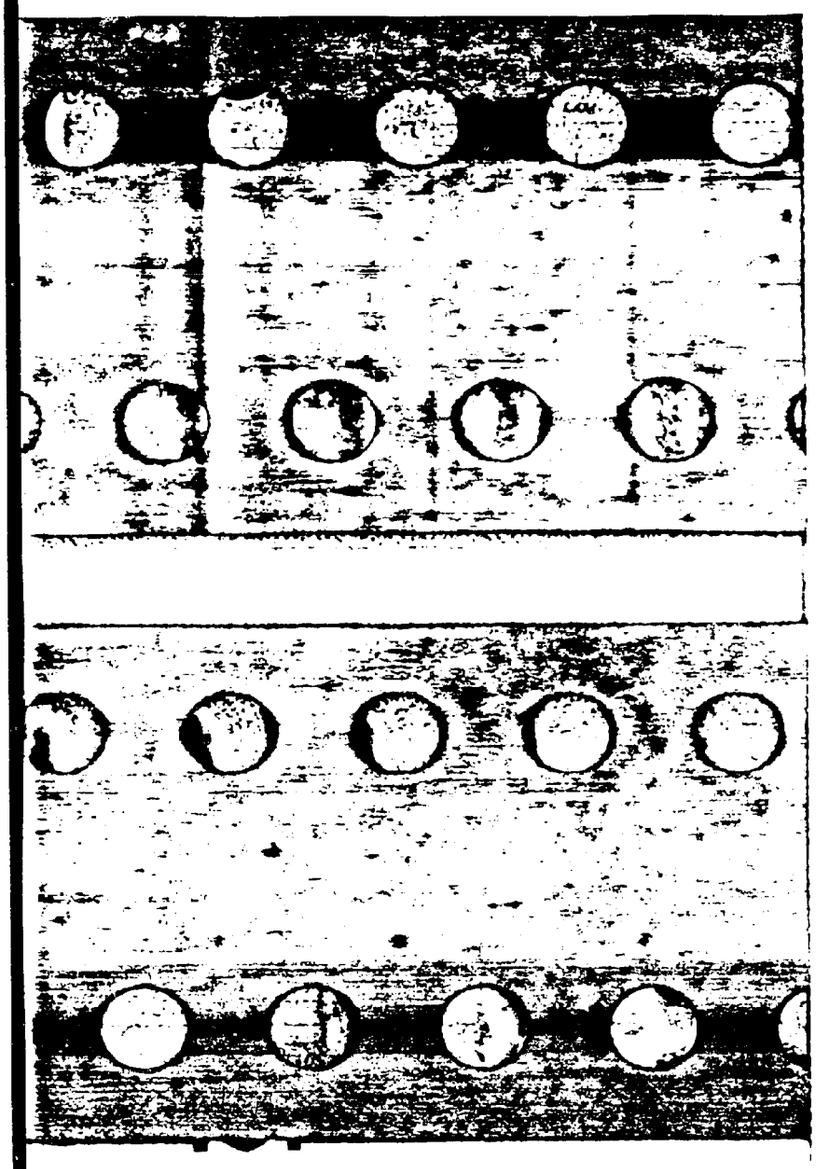
IDENTIFICATION REFERENCE

95 JUL -2 PM 1:43

REGISTER

DEPUTY

No. 1058490

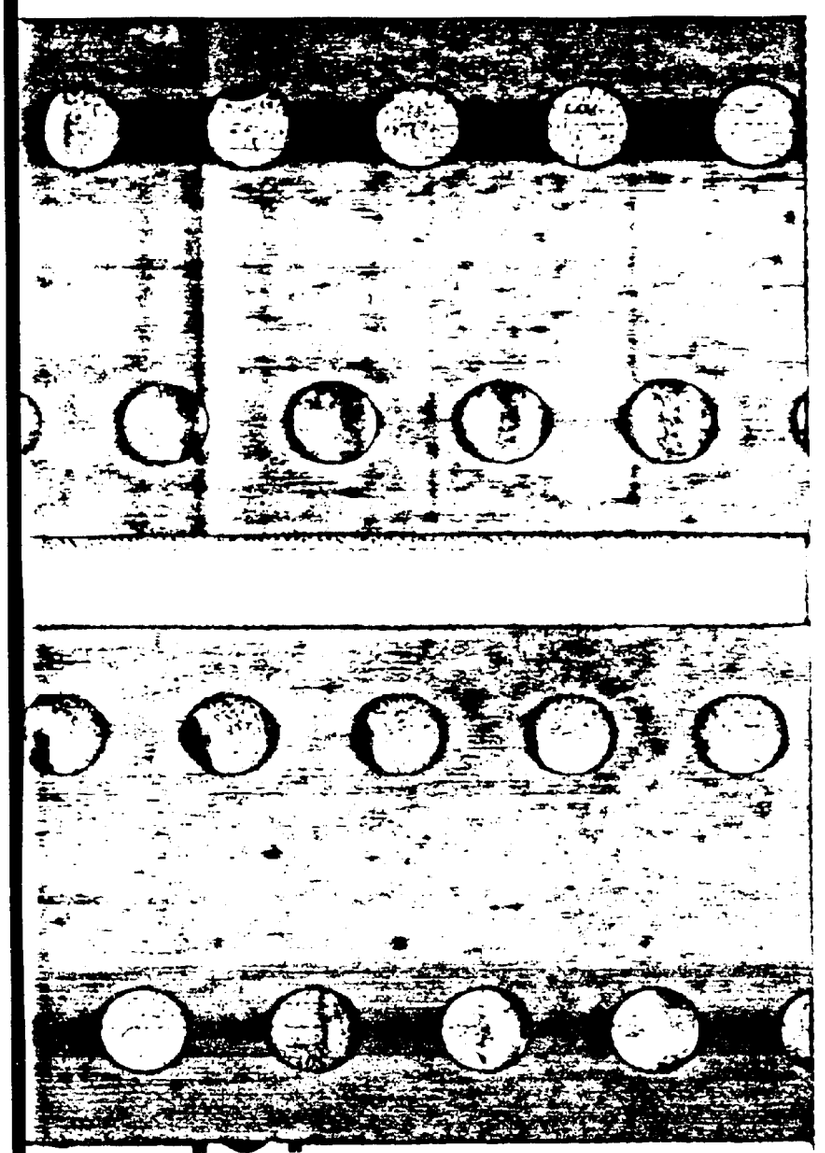


7-2-96

VOID

BOOK 10107 PG 998

BOOK 10107 PG 999



7-2-96

VOID

BOOK 10107 PG 998

BOOK 10107 PG 999