QUITCLAIM DEED

BOX #19B
G#96-7-32K

BOOK 10137 PG 434

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSENBLUM AND YAZDIAN	"NEW OWNER"	MAP 142-11-0-B
(NAME)	(NAME)	
808 Harpeth Trace Place		PARCEL 023co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #09D-82416
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, FRED YAZDIAN, A MARRIED PERSON, as to all of my undivided interest,

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO ROSENBLUM AND YAZDIAN, A PARTNERSHIP COMPOSED OF JEROME ROSENBLUM AND FRED YAZDIAN

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. 23 on the Final 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 thereof.

BEING part of the same property conveyed to Fred Yazdian, a married person, by Quitclaim Deed from Magnolia Place Properties, a Tennessee general partnership, of record in Book 9825, Page 241, and re-recorded in Book 9887, Page 330, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Magnolia Place, of record in Book 9367, Page 807, said Register's Office; Charter of Magnolia Place Homeowners' Inc., of record in Book 9391, Page 887, Register's Office for Davidson County, Tennessee; By-Laws of Magnolia Place Homeowners' Association, Inc., of record in Book 9367, Page 819, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

THE SUBJECT PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

0208814 IDENTIF. ↑ REFERENCE

96 JUL 30 AM 11:20 REGISTER DAVIDSON COUNTY, TN.

This is improved (X) property, known as 709 Magnolia Trail, Nashville, TN 37221
unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 26th day of July 19 96

FRED ~~YAZDIAN~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10137 PG 435

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRED YAZDIAN, A MARRIED PERSON

the bargainor _____, 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 and official seal at Brentwood _____, Tennessee, this 26th day of July, 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0887 07/30 0101 03CHECK

8.00