48
Realty

WARRANTY DEED

BOOK 10250 PG 146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramin Hanai	First Union Mortgage Corporation	142-11-0-B
(NAME)	(NAME)	
721 Magnolia Trail	1100 Corporate Center Drive	020.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Raleigh, NC 27607	
(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, Jerome Rosenblum and Fred Yazdian, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramin Hanai

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 Lot No. 20 on the Final Plat of 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 the same property conveyed to Jerome Rosenblum and Fred Yazdian, a partnership, by Quitclaim deed from Fred Yazdian of record in Book 10250, Page 144, Register's Office for Davidson County, TN.

Subject to Declaration of restrictive covenants 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 for dedication of Easement in Book 7803, page 640 and all matters shown on boundary plat of Creighton Place in Book 7900, page 179, and all matters shown on the Plan of Record.

96 NOV -5 PM 12:02
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0243704
IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 721 Magnolia Trail, Nashville, TN 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 1st day of November 19 96

Jerome Rosenblum and Fred Yazdian, a partnership
By:
Jerome Rosenblum, partner
By:
Fred Yazdian, partner

BOOK 10250 PG 147

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

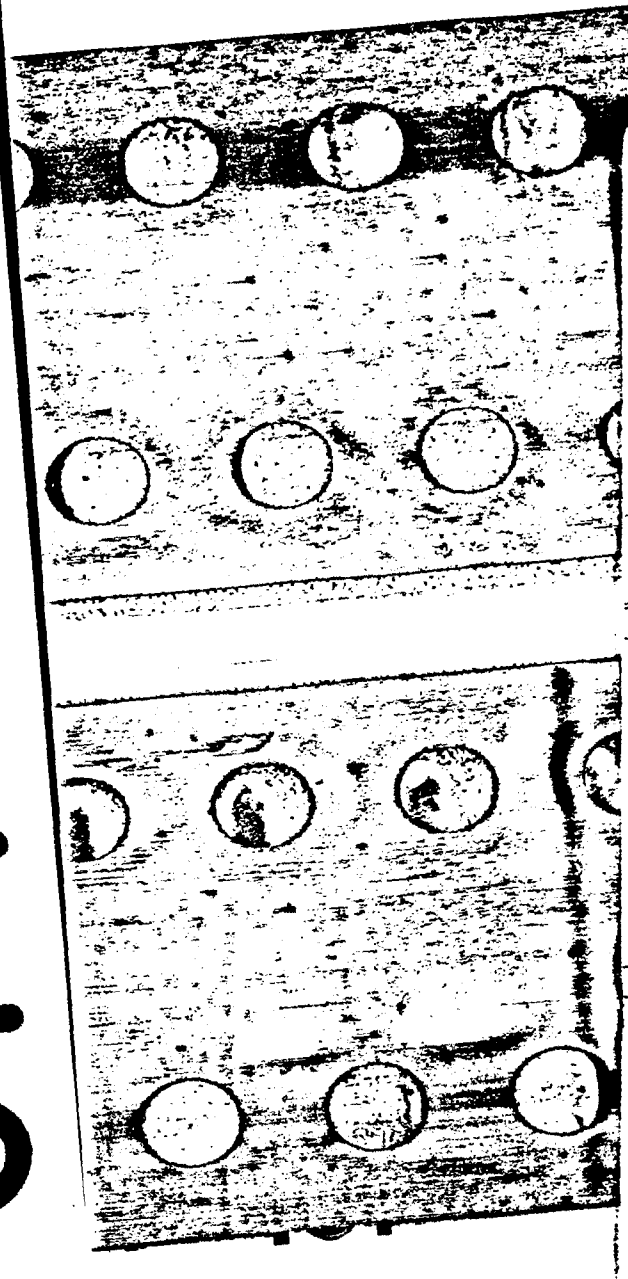
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerome Rosenblum and Fred Yazdian with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the partner and partner respectively of the Jerome Rosenblum and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

Witness my hand and official seal at office at Brentwood, TN on this the 1st day of November 19 96.

My commission expires May 16, 1999

_____
Notary Public

3200 11/05 0101 03CHECK 556.60



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

RECEIVED OF _____

FOR _____

BOOK 11250 PG 148

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	
				148000.00
			CON TX	547.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	556.60
			CHECK	556.60
11/05/96		01	12:04 0001	8200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

024370 4
IDENTIF. & REFERENCE
96 NOV -5 PM 12:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1085126