BOOK 10300 PG 778

QUITCLAIM DEED

File in Box No. 19 B

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #96-12-51-B
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
20th DAY OF December 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 014CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #09D-82407
(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, JEROME ROSENBLUM AND WIFE, BRENDA ROSENBLUM

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. 14 on the Final Plat of Magnolia Place, a Planned Unit Development, as of record in 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 Jerome Rosenblum and wife, Brenda Rosenblum, by Quitclaim Deed from Magnolia Place Properties, a Tennessee General Partnership, of record in Book 9950, Page 200, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Magnolia Place, of record in Book 9367, Page 807, said Register's Office; 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.

THIS instrument is being executed in behalf of Brenda G. Rosenblum pursuant to a Power of Attorney executed by same on the 11th day of January, 1984, of record in Book 6213, Page 177, said Register's Office.

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

Jerome Rosenblum is one and the same person as Jerome L. Rosenblum, and Brenda Rosenblum is one and the same person as Brenda G. Rosenblum.

unimproved ( )
This is improved (X) property, known as 728 Magnolia Trail, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand s this 20th day of December 19 96

JEROME ROSENBLUM

BRENDA ROSENBLUM,
By: Jerome L. Rosenblum, Attorney-in-fact

BOOK 10300 PG 779

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

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, execute 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 _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEROME ROSENBLUM, A MARRIED MAN, 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 20th day of December, 1996.

My Commission Expires: 7/24/99

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of December, 1996, before me personally appeared Jerome L. Rosenblum, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Brenda G. Rosenblum, and acknowledged that he executed the same as the free act and deed of the said Brenda G. Rosenblum.

My Commission Expires: 7/24/99

_____
Notary Public

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0258897

IDENTIF. ↑ REFERENCE

96 DEC 26 PM 1:12

[illegible] WILSON REGISTER
DAVIDSON COUNTY, TN.

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