[redacted]

BOOK 10300 PG 780

File in Box No. 19 B

WARRANTY DEED

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 $ 167,900.00

Shawn S. Turner
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
SHAWN S. TURNER (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 142-11-0-B
728 Magnolia Trail (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 014CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	FB #09D-82407

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 PARTNERSHIP COMPOSED OF JEROME ROSENBLUM AND FRED YAZDIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAWN S. TURNER AND WIFE, YVONNE VEACH TURNER

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 the same property conveyed to Rosenblum and Yazdian, a partnership composed of Jerome Rosenblum and Fred Yazdian, by Quitclaim Deed from Jerome Rosenblum and wife, Brenda Rosenblum, and being filed for record simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restriction of 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 prorated and paid by the Grantor(s) herein.

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

This is unimproved ( ) improved (X) property, known as 728 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 20th day of December 1996

ROSENBLUM AND YAZDIAN, A PARTNERSHIP

By: Jerome Rosenblum
Jerome Rosenblum, Partner

By: Fred Yazdian
Fred Yazdian, Partner

DCTN01WC

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

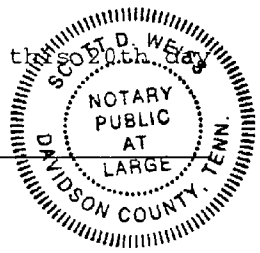
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 or proved to me on the basis of satisfactory evidence, and who, upon their several oaths, acknowledged themselves to be the Partners of ROSENBLUM AND YAZDIAN, the within named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such Partners.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 1996.

My Commission Expires: 7/24/99

_____
Notary Public

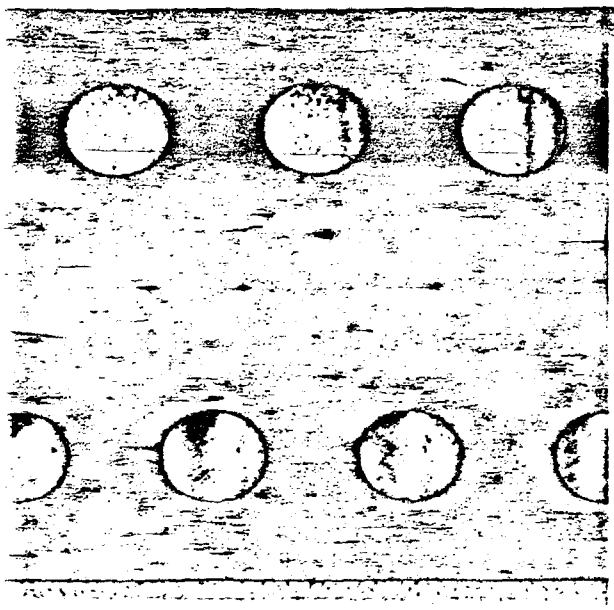


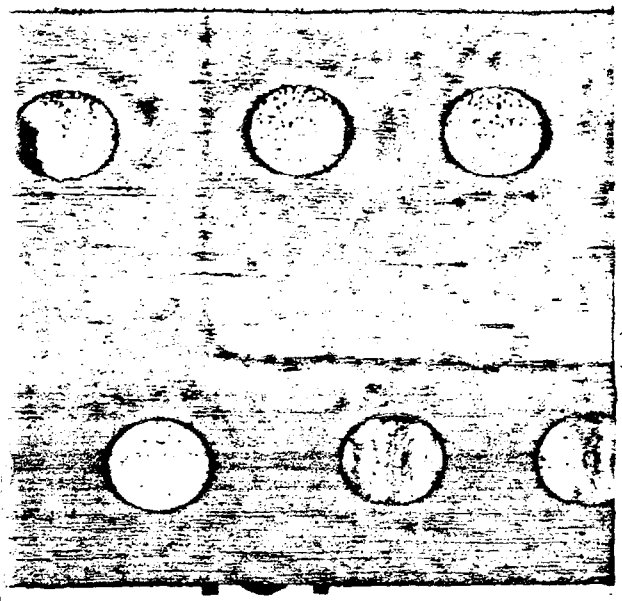
0258898
IDENTIF. & REFERENCE

96 DEC 26 PM 1:12
DAVIDSON COUNTY, TN.

9114 12/26 0101 03CHECK 630.23

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10300 PG 782

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 167900.00
CON TX 621.23
PRFEE 1.00
WDEED 8.00
TOTAL 630.23
CHECK 630.23

12/26/96 01 13:14 0001 9114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02258898
IDENTIF. # REFERENCE

96 DEC 26 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1101680