WARRANTY DEED

BOOK 10433 PG 358

File No: 00282863

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles C. Wilson	SunTrust Bank	Map 142-11-B
[NAME]	[NAME]	
732 Magnolia Trail	P.O. Box 305110	Parcel 15
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221	Nashville, TN 37230	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Jerome Rosenblum and Fred Yazdian, Partners

have this day bargained and sold, and do hereby transfer and convey unto the said Charles C. Wilson and wife, Cathleen E. Wilson

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 28TH day of APRIL, 19 97

Affiant

Notary Public Linda V. Jones

My Commission Expires: 11/10/97 [Affix Seal]

unimproved ( )

This is improved (X) property known as 732 Magnolia Trail, Nashville, TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28TH day of APRIL, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerome Rosenblum

Fred Yazdian

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Jerome Rosenblum and Fred Yazdian, Partners

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 28TH day of APRIL, 19 97.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

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EXHIBIT "A"

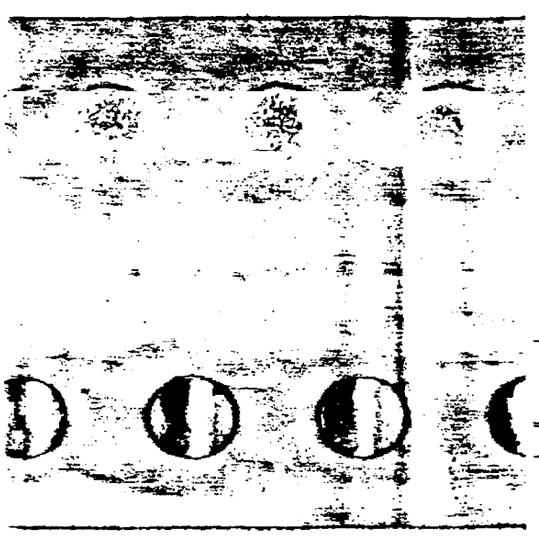
Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat, Magnolia Place, of record in Plat Book 7900, page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

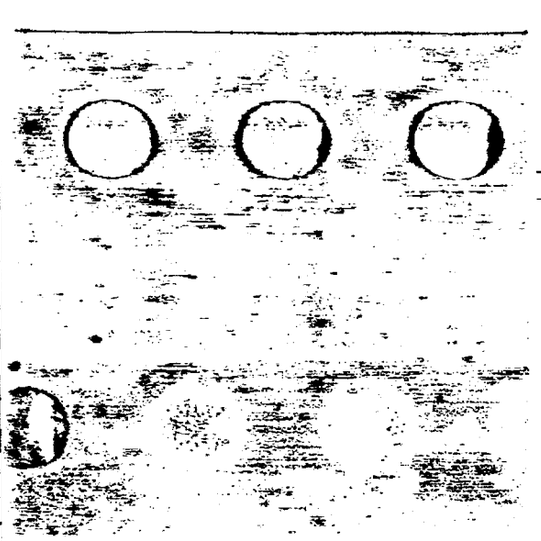
Being the same property conveyed to Jerome Rosenblum and Fred Yazdian, Partner by Warranty Deed from Jerome Rosenblum and wife, Brenda Rosenblum recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

0299160
IDENTIF. & REFERENCE

97 APR 29 PM 2:57
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4750 04/29 0101 03CHECK 586.50





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

RECEIVED OF _____

FOR _____

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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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 12.00
TOTAL 586.50
CHECK 586.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/97 01 15:00 0001 4750

0299160
IDENTIF. ↑ REFERENCE

97 APR 29 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144851