WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35499)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10444 PG 891

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 97

NOTARY Notary Public
PUBLIC

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

ALAN C. CARGILE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Beth Franko Bennett (NAME)	NationsBanc Mortgage Corporation (NAME)	142-11-B-13
724 Magnolia Trail (ADDRESS)	P.O. Box 353 (ADDRESS)	9D-82406
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Beth Franko Bennett, married

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. 13 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 by quitclaim deed from Jerome Rosenblum and wife, Brenda Rosenblum of record in Book 10444, Page 889, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

97 MAY -6 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0302129

unimproved ( )
This is improved (X) property, known as 724 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 28th day of April, 19 97

X Jerome Rosenblum
Jerome Rosenblum

X Fred Yazdian
Fred Yazdian

BOOK 10444 PG 892

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 and Fred Yazdian

the 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 Nashville, Tennessee, this 28th day of April, 19 97.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

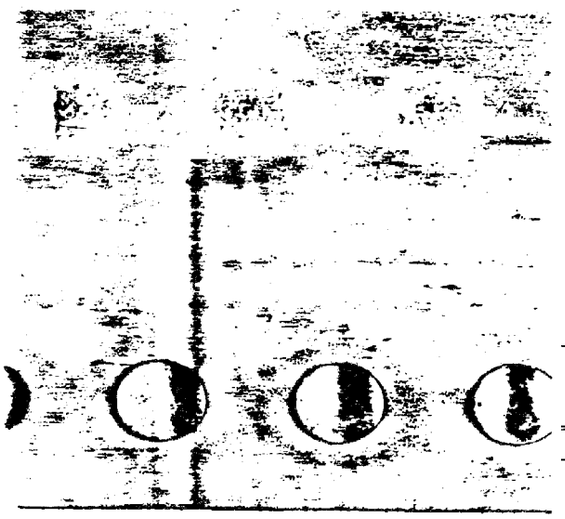
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

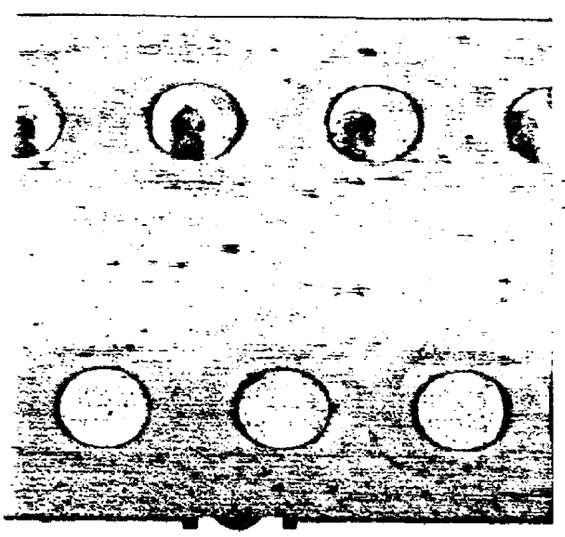
7945 05/08 0101 CHECK 610.07

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

My commission expires _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10444 PG 893

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
142450.00
CON TX 601.07
PRFEE 1.00
WDEED 8.00
TOTAL 610.07
CHECK 610.07

05/06/97 01 14:57:0001 7945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03021129
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148010