BOOK 10477 PG 263

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35527)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Carol A. Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF May 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SATURN NOTARY PUBLIC AT LARGE 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
Carol A. Caldwell (NAME)	NationsBanc Mortgage Corporation (NAME)	142-11-B-16
736 Magnolia Trail (ADDRESS)	P.O. Box 353 (ADDRESS)	9D-82409
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 Carol A. Caldwell, unmarried

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. 16, on the Plan of Magnolia Place, as of record in Plat Book 7900, Page 729, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

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 10477, Page 261, Register's Office for Davidson County, Tennessee.

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

This property was for investment purposes and never the residence of the Grantors.

97 JUN -3 PM 12:58
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE

0311368

unimproved ( )
This is improved (X) property, known as 736 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 30th day of May, 19 97

Jerome Rosenblum

Fred Yazdian

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 30th day of May, 19 97

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

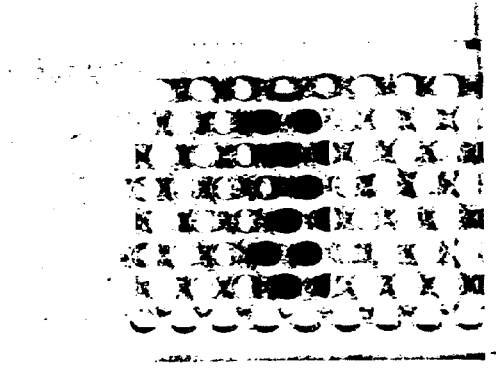
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

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

My commission expires _____

Notary Public

8131 06/03 0101 03CHECK 608.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

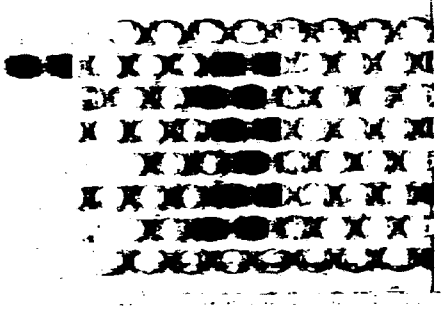
BOOK 10477 PG 265

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	
				162000.00
			CON TX	599.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	608.40
			CHECK	608.40

06/03/97 01 12:59 0001 8131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111368

IDENTIF. ↑ REFERENCE

97 JUN -3 PM 12:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158064