Box 38 AEA

This Instrument Was Prepared By:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 10591 PG 208

Address New Owner:
J. Rosenblum and F. Yazdian
c/o Rosenblum Construction Co.
3213 Nolensville Road
Nashville, TN 37211

Send Tax Bills To:
(New Owner)

Map/Parcel No.:
91-2-67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DUDLEY BROWN MORGAN , unmarried (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEROME ROSENBLUM AND FRED YAZDIAN, as tenants in common (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being part of Block "B" on Plan Number 4, West Nashville, said Block "B" also being shown on the Map of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Commencing at a point 100 feet east of the east margin of 62nd Avenue North (formerly 21st Street) running thence easterly with the south margin of Centennial Avenue 250 feet to a point; thence, southeasterly and at right angles to Centennial Avenue, 161 feet to an alley; thence, northwesterly and with the north margin of said alley, 250 feet to a point: thence northeasterly 161 feet to the beginning.

LESS AND EXCEPT the following described property which was conveyed to John H. Bradley by deed from R. H. Dudley, Jr., et ux., of record in Book 288, page 441, Register's Office for Davidson County, Tennessee, which property is included in the above description but is EXCLUDED from this conveyance:

> Beginning in the southerly margin of Centennial Avenue 150 feet westerly from the southwest corner of said Centennial Avenue and 61st Avenue North (formerly 20th Street) (the beginning point being John H. Bradley's northwest corner) and running thence westerly 50 feet along the southerly margin of said Centennial Avenue; thence at right angles southerly 160 feet to an alley; thence at right angles easterly 50 feet along the northerly margin of said alley to John H. Bradley's southwest corner; thence at right angles northerly along said Bradley's westerly line 160 feet to the beginning point.

The property herein conveyed is sometimes known as Lots 10, 12, 14 and 16, Block "B", Cherokee Park.

Being part of the same property conveyed to R. Houston Dudley, Jr., by deed from Nashville Realty Company, of record in Book 288, page 51, Register's Office for Davidson County, Tennessee, the said R. Houston Dudley, Jr. having since died and devised said property to Frances Dudley Brown by will of record in Will Book 55, page 142, of the Probate Court for Davidson County, Tennessee, and the said Frances Dudley Brown having since died and devised said property to Dudley Brown Morgan by will of record in Will Book 86, page 441, Probate Court for Davidson County, Tennessee.

This is unimproved property known as 6107 Centennial Blvd., Nashville, Tennessee 37209.

This conveyance is made subject to (i) taxes for the current year which have been prorated and assumed by Grantees, (ii) such matters as an accurate survey would show, and (iii) easements of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

AND Grantor does covenant that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as above set out. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 1997.

Dudley Brown Morgan

Dudley Brown Morgan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3579 09/02 0101 03CHECK 249.50

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dudley Brown Morgan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of September, 1997.

Jean P. Shearer

Notary Public

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 1997.

Jean P. Shearer

Notary Public

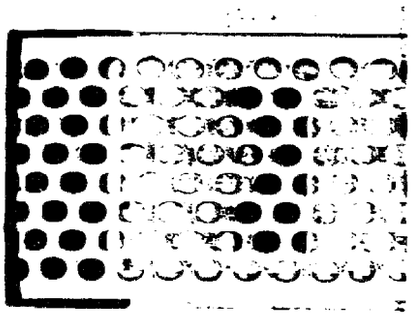
My Commission Expires: 5-23-98

97 SEP -2 PM 4:17

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0343798

117091



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10591 PG 210

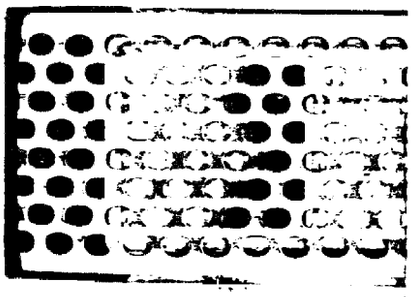
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

09/02/97 01 16:20 0001 3579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343798
IDENTIF. & REFERENCE

97 SEP -2 PM 4:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193065