BOOK 10842 PG 894

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36377)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 12/2/98
(AFFIX SEAL)

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
Jorge Gutierrez (NAME)	PNC Mortgage Corp. of America (NAME)	142-11-B-9
708 Magnolia Trail (ADDRESS)	75 North Fairway Drive (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (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 Jorge Gutierrez and wife, Ellen T. Gutierrez

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. 9 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 of said lot.

BEING the same property conveyed to Jerome Rosenblum and Fred Yazdian by deed from Yazdian Construction, Inc. of record in Book 10842, Page 891, Register's Office for Davidson County, Tennessee.

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

INVESTMENT PROPERTY OF GRANTORS

Improved / Unimproved / Vacant Land — 708 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 unincumbered unless otherwise hereinset 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 13th day of March 19 98

Jerome Rosenblum

Fred Yazdian

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10842 PG 895

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 13th day of March 1998.

Commission expires 11/28/98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

04 13567
IDENTIF. ✦ REFERENCE

98 MAR 18 AM 10:26

REGISTER
DAVIDSON COUNTY, TN

7303 03/18 0101 03CHECK 625.42

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

RECEIVED OF _____

FOR _____

BOOK 10842 PG 895-A

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
166600.00
CON TX 616.42
PRFEE 1.00
WDEED 8.00
TOTAL 625.42
CHECK 625.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/98 01 10:25 0001 7303

041356 7
IDENTIF. ↑ REFERENCE

98 MAR 18 AM 10:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1267659