BOOK 10983 PG 275

BOX 44

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $219,000.00. **Affiant** Subscribed and sworn to before me, this 16th day of June, 1998. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows: Richard Scott Rosenblum and Gabrielle Schwartz 2602 West Linden Avenue Nashville, TN 37212	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 100100 Atlanta, GA 30348	Map-Parcel Number: 104-15-0-126 24W 10130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER S. WILSON AND WIFE, MARTHA L. WILSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICHARD SCOTT ROSENBLUM AND WIFE, GABRIELLE SCHWARTZ,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 5 on the Plan of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lot No. 5 fronts 50 feet on the northerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back 161.8 feet on the westerly line and 161.7 feet, more or less, on the easterly line, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Peter S. Wilson and wife, Martha L. Wilson by deed from Edwin W. Halliday, Jr., and wife, Sandra T. Halliday, of record in Book 9399, page 156, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 2602 West Linden Avenue, Nashville, TN 37212.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of June, 1998.

Peter S. Wilson

Martha L. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER S. WILSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1998.

Notary Public

My Commission Expires: 11/27/99

0452495
IDENTIF. & REFERENCE

98 JUN 18 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA L. WILSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1998.

Notary Public

My Commission Expires: 11/27/99

0101 OKCHECK 819.30

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	
				219000.00
			CON TX	810.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	819.30
			CHECK	819.30
06/18/98	01		15:51 0001	2888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452495
IDENTIF. & REFERENCE

98 JUN 18 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1308729