Recd 48.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.
My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Fuson	Norwest Mortgage, Inc.	131-06-0-F
(NAME)	(NAME)	
124 Abbeywood Drive	405 SW Fifth Street	048.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Des Moines, IA 55309	
(CITY) (STATE) (ZIP)	(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 Thomas L. Fuson and wife, Gayle S. Fuson

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, TN, being Lot No. 48 on the Plan of Resubdivision of Lot 2, Tract II, Burton Hills and an Addition to the Village of Abbeywood, of record in Plat Book 7900, Pages 967 & 968 and corrected in Book 7147, page 421, 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 Yazdian Construction, Inc., of record in Book 11265, Page 959, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6326, Page 588, Declaration of Covenants, Conditions and Restrictions in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 9790, page 987, Book 7146, page 193, Charters in Book 6517, page 505, Book 6921, page 216, Book 6517, page 511, Book 6921, page 214, Book 7189, page 73, Agreement in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, Book 7147, page 416, Easements in Book 3702, page 250, Book 4298, page 491, and all matters shown on the Plan of Record.

This is unimproved ( ) improved (X) property, known as 124 Abbeywood Drive, Nashville, TN 37215
(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 17th day of December 19 98

Jerome Rosenblum

Fred Yazdian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 Brentwood, Tennessee, this 17th day of December, 19 98.

Commission expires May 16, 1999

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

4423 12/29 0101 03CHECK 1675.83

IDENTIFICATION REFERENCE

0528890

98 DEC 28 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11265 PAGE 963

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE

CAM1

	449900.00
CON TX	1664.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1675.63
CHECK	1675.63

12/28/98 01 08:26 0001 4423

0528890
IDENTIF. # REFERENCE

98 DEC 28 AM 8:28
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405948