File Box 9-B
First Title & Escrow Co., Inc.
#18114

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 310,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2001

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/09/01 14:18 2pgs
Fees:13.00 Taxes:1147.00

20010709-0072931

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAY B. ROSENBLUM 222 Wilsonia Avenue Nashville, Tennessee 37205	UNION PLANTERS BANK, NA 2109 Richard Jones Road #300 Nashville, Tennessee 37215	MAP 103-14 PARCEL 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND NO/100------ ($ 310,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOHN CHRISTOPHER CONNELL AND WIFE, SANDRA BRYANT CONNELL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAY B. ROSENBLUM AND WIFE, JESSICA A.ROSENBLUM 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:

BEING the easterly part of Lot No. 14 and all of Lot No. 15 on the Plan of Hillwood Estates, Block "E", of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

SAID property fronts 150.0 feet on the northerly margin of Wilsonia Avenue and extends back 180.0 feet, more or less, on the westerly line and 223.3 feet on the easterly line to a broken line in the rear, measuring 170.0 feet thereon.

BEING the same property conveyed to John Christopher Connell and wife, Sandra Bryant Connell, by deed from Patrick L. Srebnick and wife, Melinda M. Srebnick, of record in Book 11698, page 288, Register's Office for Davidson County, Tennessee.

This is improved property known as 222 Wilsonia Avenue, Nashville, Tennessee 37205

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Hillwood Estates, Block "E" of record in Book 1835, page 59 and 60, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of July, 2001.

JOHN CHRISTOPHER CONNELL

SANDRA BRYANT CONNELL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE 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, the within named JOHN CHRISTOPHER CONNELL AND WIFE, SANDRA BRYANT CONNELL, 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 this 3rd day of July, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____.

My Commission Expires: _____

Notary Public