This instrument prepared by Ralph Z. Levy, Jr., Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

**WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To | Map-Parcel |
|---|---|---|
| George B. Spencer<br>3516 Richland Avenue<br>Nashville, TN 37205 | Same | Map 103-12<br>Par. 224 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sam H. Hirshberg, Executor of the Estate of Rose Hirshberg, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George B. Spencer, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 20 of Block "B" on the map of Cherokee Park, Section 2, as of record in Book 547, pages 175 and 176, Register's Office for said County.
>
> Said Lot No. 20 fronts 60 feet on the easterly side of Lauderdale Road and runs back between lines 159.75 feet on the northerly line and 158.58 feet on the southerly line to a dead line in the rear and measures 60 feet thereon.
>
> Being the same property conveyed to Rose G. Hirshberg by deed from Alan Bubis and wife, Harriet Bubis, of record in Book 3400, page 551, Register's Office for said County, the said Rose Hirshberg having since died, and said property having been devised to Sam Hirshberg as executor of the estate of Rose Hirshberg, pursuant to the Last Will and Testament of Rose Hirshberg, of record in Will Book 161, page 43, Probate Office for said County.
>
> Rose Hirshberg and Rose G. Hirshberg are one and the same person. Sam Hirshberg and Sam H. Hirshberg are one and the same person.

This is improved property known as 104 Lauderdale Road, Nashville, Tennessee 37205.

The property herein conveyed is subject to the matters set forth in the above referenced plan of record and to real estate taxes for 1990, a lien but not yet due and payable.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 18th day of September, 1990.

Sam H. Hirshberg, Executor
SAM H. HIRSHBERG, EXECUTOR

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Ralph Levy, Jr., a Notary Public in and for said county and state, the within named Sam H. Hirshberg, Executor of the Estate of Rose Hirshberg, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 1990.

NOTARY PUBLIC

Commission Expires:
May 20, 1992

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eight Thousand and no/100 ($108,000.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this the 20th day of September, 1990.

NOTARY PUBLIC

Commission expires:
3-3-92

5 8 5 9 4 4

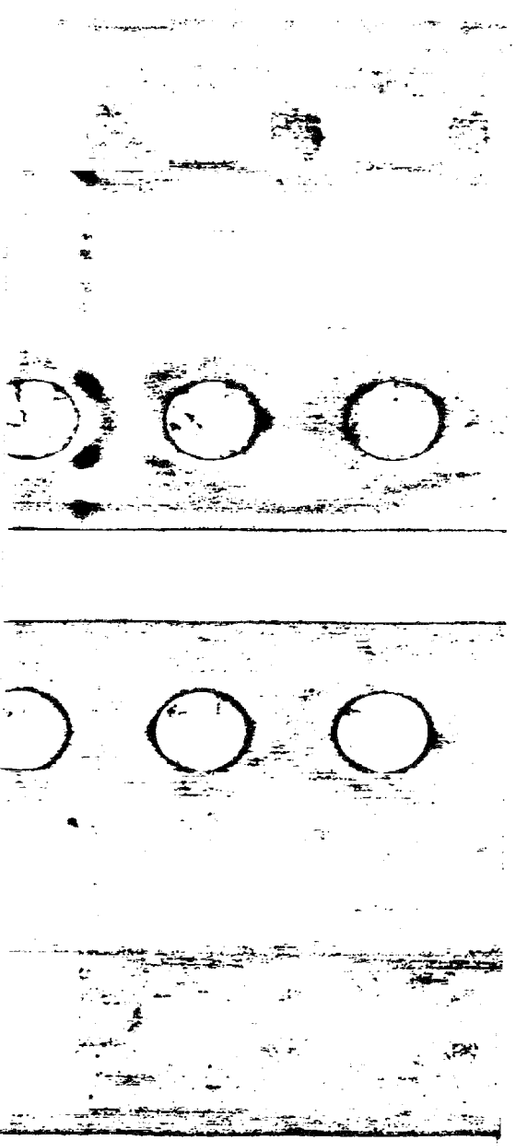
SEP 21 9 33 AM '90

2829 09/21 0101 03CHEEK 363.40

(f:\ast\spencer.ded)

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 384

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 108000.00
CON TX 356.40
PRFEE 1.00
MDEED 6.00
TOTAL 363.40
CHECK 363.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/90 01 09:37 0001 0828

5 8 9 4 4

IDENTIFI REFERENCE

SEP 21 9 33 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 357449