RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38646 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$133,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002 My Commission Expires SEPT. 28, 2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200002040011863 Page: 1 OF 2
REC'D FOR REC 02/04/2000 10:33:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $492.10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BEN J. MONTGOMERY **3000 Brightwood Avenue** **Nashville, TN 37212**	**SAME**	**143-3-D-154** **9D 272844**

FOR AND IN 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, CHARLES S. HIRSHBERG, M.D. and wife, DOROTHY HIRSHBERG, TRUSTEES U/A/D 8/2/95**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEN J. MONTGOMERY**

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 part of Lot No. 17 of the Belmont Terrace Resubdivision, Annex No. 1 as of record in Book 421, page 182, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 17 fronts 55 feet on the Easterly margin of Brightwood Avenue and runs back 208 feet on the common line between Lot No. 17 and Lot No. 18 and 172 feet on the Northerly margin to a dead line in the rear being 63 feet thereon.

BEING the same property conveyed to Charles S. Hirshberg, M.D. and wife, Dorothy Hirshberg, Trustees U/A/D 8/2/95 by Quitclaim Deed from Charles S. Hirshberg and wife, Dorothy Hirshberg, Individually of record in Book 9760, page 430 and by deed from Wayne Williams and wife, Evelyn Williams, of record in Book 4935, page 620, Register's Office for Davidson County, Tennessee.

A & B

This is Improved Property known as 3000 Brightwood Avenue, Nashville, Tennessee 37212

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
Whenever 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 HANDS THIS 3RD DAY OF FEBRUARY, 2000.

Charles S. Hirshberg MD

CHARLES S. HIRSHBERG, MD., TRUSTEE

Dorothy Hirshberg

DOROTHY HIRSHBERG, TRUSTEE

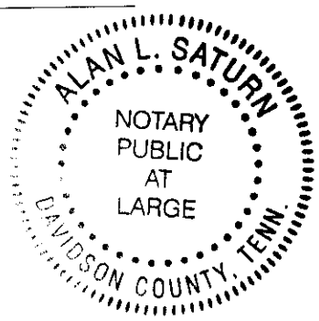
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **CHARLES S. HIRSHBERG, M.D., and wife, DOROTHY HIRSHBERG, TRUSTEES U/A/D 8/2/95** the bargainors 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 the 3rd day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002



My Commission Expires SEPT. 28, 2002