Davidson County DEEDWARR
Recvd: 05/17/01 12:15 2pgs
Fees:11.00 Taxes:832.50
20010517-0051143

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17918**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 16th day of MAY, 2001. Notary Public My Commission Expires:

GERALD G. PAT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Thomas Hirsch 6744 Autumnwood Drive Nashville, TN 37221	**Send Tax Bills To:** North American Mortgage Company P.O. Box 395 Albion, NY 14411-0395	**Tax Information:** MAP 155-8-C PAR 249.00 CO FB 09D 83398

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SUSAN L. BEECHER, NOW KNOWN AS SUSAN L. PALMISANO, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS HIRSCH, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6744 Autumnwood Drive, Nashville, Tennessee 37221.

RAUL OJEDA, the spouse of SUSAN L. PALMISANO, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said SUSAN L. PALMISANO.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of MAY, 2001.

SUSAN L. PALMISANO

RAUL OJEDA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SUSAN L. PALMISANO AND RAUL OJEDA, 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, at office, this 16th day of MAY, 2001.

My Commission Expires: _____

Notary Public

GERALD G. PAT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Poplar Creek Estates Phase IV Subdivision, as of record in Plat Book 9700, page 195, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Susan L. Beecher by deed from Poplar Creek Development Co. of record in Book 10694, page 702, said Register's Office. Susan L. Beecher is now known as Susan L. Palmisano.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9472, page 824; (3) Easements of record in Book 6613, page 533 and Book 6613, page 536; (4) Charter of record in Book 7120, page 125; (5) Storm water detention agreement of record in Book 6613, page 705; and (6) All matters appearing on the Plan of record in Plat Book 9700, page 195, said Register's Office.