This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jason & Stephanie Spector
6524 Brownlee Drive
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 10/16/03 15:06 2pgs
Fees:13.00 Taxes:825.10
20031016-0153608

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP	**115**
GROUP	**10**
PARCEL	**4.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sam H. Hirshberg and wife, Phyllis G. Hirshberg** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jason A. Spector and wife, Stephanie N. Spector**, 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, Tennessee, being Lot No. 128 on the Plan of Section Two of West Meade Estates, of record in Plat Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Sam H. Hirshberg and wife, Phyllis G. Hirshberg by deed from Fidelity Investment and Bond Corporation, a Tennessee corporation of record in Book 3429, Page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 6524 Brownlee Drive, 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", its successors and assigns, forever, and, GRANTORS do 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, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 10th day of October, 2003.

Sam H. Hirshberg

Phyllis G. Hirshberg

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sam H. Hirshberg and wife, Phyllis G. Hirshberg**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of October, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $223,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of October, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/06