FILE BOX 198
04-05-035-D

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 22854-05-2004** ~~**File Box 9 B**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $446,200.00. Bettie Ann Spector Affiant Subscribed and sworn to before me this 2nd day of June, 2004. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Kenneth Hirt Mindy B. Hirt 600 Green Park Nashville, TN 37215	**Send Tax Bills To:** SUNTRUST MORTGAGE, INC. P.O. BOX 57028 IRVINE, CA 92619-7028	**Tax Information:** Map No.117.13-0B Parcel No. 077.00 CO

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, **Sydney Spector, a one-half undivided interest and Bettie Ann Spector, a one-half undivided interest as tenants in common without the right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Hirt and wife, Mindy B. Hirt** ("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 600 Green Park, Nashville, Tennessee 37215

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 the 2nd day of June, 2004.

Sydney Spector
Sydney Spector

Bettie Ann Spector
Bettie Ann Spector

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sydney Spector and Bettie Ann Spector**, 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 2nd day of June, 2004.

Notary Public

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 06/04/04 15:14 2pgs
Fees:13.00 Taxes:1650.94

20040604-0066366

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 600 on the Plan of Phase One of Abbottsford as of record in Plat Book 6250, page 419 thru 421, amended in Book 6735, page 853, Book 6771, page 683, Book 6771, page 693 and Book 6800, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sydney Spector etux Bettie Ann Spector by deed dated February 1, 1990 from John W. Barton Co., of record in Book 8041, page 802, Register's Office for Davidson County, Tennessee. Being further conveyed to Sydney Spector, a one-half undivided interest and Bettie Ann Spector, a one-half undivided interest as tenants in common without any right of survivorship by quitclaim deed of record n Book 10823, page 317, said Register's Office.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee.
2. Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930;
3. Dedication of common area of record in Book 7175, page 761;
4. Charter of record in Book 6548, page 213;
5. Easements of record in Book 1286, page 690, Book 1037, page 572; and
6. All matters appearing on the Plan of record in Book 6250, page 419 thru 421, Book 6735, page 853, Book 6771, page 683, Book 6771, page 693, Book 6800, page 164, Book 6250, page 418, Register's Office for Davidson County, Tennessee.