WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE JUDY S. WELLS

Davidson County DEEDWARR
Recvd: 09/14/04 11:28 2pgs
Fees:13.00 Taxes:795.50

20040914-0110757

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Menzler Foundation	**P.O Box 290216 Nashville, TN 37229**	106-7-34
(NAME)	(NAME)	(MAP)
635 Spence Lane		
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Douglas L. Hirt and wife, Melanie M. Hirt, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto The Menzler Foundation, a Tennessee not for profit corporation, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING with a concrete monument located in the eastern right of way of Spence Lane and the southerly right of way margin of Interstate 40; thence with said Interstate 40 right of way margin, S 85 deg. 30' E 144.0 feet, passing through a concrete monument at 122.67 feet to an iron pin; thence S 26 deg. 56' 50" W 104.38 feet to an iron pin; thence S 13 deg. 38' 52" W 44.71 feet to an iron pin being the southeast corner of this tract and the northeast corner of the land owned by Richard C. Smithson, as of record in Book 5390, page 393, Register's Office for Davidson County, Tennessee; thence with Smithson's north line N 65 deg. 54' 14" W 138.39 feet to an iron pin located in the eastern right of way margin of Spence Lane; thence with said margin N 23 deg. 59' 10" E 99.93 feet to the point of beginning, containing 16,502 square feet or 0.38 acres, more or less.

Being the same property conveyed to Douglas L. Hirt and wife, Melanie M. Hirt, by deed from Alfred E. Bennett and wife, Annie C. Bennett of record in Book 7290, page 770, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 635 Spence Lane, Nashville, Tennessee 37210

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, 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 the said land to the said GRANTEES, their 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/our hand(s) this 7th day of September, 2004.

Douglas L. Hirt

Melanie M. Hirt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Douglas L. Hirt and Melanie M. Hirt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of September, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN