3 WS
GSRM
IRAM

Davidson County DEEDWARR
Recvd: 12/16/04 14:08 3pgs
Fees:18.00 Taxes:953.25

20041216-0149770

BOX 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $257,636.37.

Rae Speer Hirsch
Affiant

Subscribed and sworn to before me, this 16th day of December, 2004.

Wesley D. Turner
Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

My Commission Expires:

Address New Owner As Follows:
Rae Speer Hirsch
6317 Chickering Circle
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 157-00-0-041.00
7D 40768

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MANUEL RUSS TRUST – RITA RUSS SPEER FAMILY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RAE SPEER HIRSCH**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Iroquois Meadows, of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manuel Russ Trust-Rita Russ Speer Family, by deed from Barry Zeitlin and wife, Linda P. Zeitlin, of record in Book 6157, page 668, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record in Book 5196, page 265, Register's Office for Davidson County, Tennessee.

This is improved property known as 6317 Chickering Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever, arising by, through or under the undersigned, but not otherwise.

WITNESS my hand this 10th day of December, 2004.

MANUEL RUSS TRUST-RITA RUSS SPEER FAMILY

By: **FIRST TENNESSEE BANK NATIONAL ASSOCIATION, CORPORATE TRUSTEE**

By: Mary Lou Drazich

Mary Lou Drazich, Vice President and Corporate Officer

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY LOU DRAZICH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Corporate Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of December 2004.

Melanie A. Parrott

Notary Public

MELANIE A. PARROTT NOTARY PUBLIC AT LARGE HAMILTON CO. TN

My Commission Expires: 4-11-05

ACKNOWLEDGMENT AND AGREEMENT CONCERNING ESTIMATED CURRENT YEAR'S TAX PRORATION

Property: 6317 Chickering Circle
Nashville, TN 37215

Date: December 16, 2004

File: T04-489

The parties hereto acknowledge that the proration of taxes made for the purpose of closing this transaction is based upon the amount of taxes assessed against the subject property for the previous year, and may not be accurate for the taxes yet to be assessed for the current year. The parties hereto agree to adjust the proration of taxes among themselves at such time as the actual tax rate is established, and acknowledge that neither Gullett, Sanford, Robinson & Martin, PLLC, or Old Republic National Title Insurance Company, or any other party, are responsible for any such adjustment.

"SELLER"

MANUEL RUSS TRUST-RITA RUSS SPEER FAMILY
BY: First Tennessee Bank National Association, Corporate Trustee

BY: Mary Lou Drazich
Mary Lou Drazich, Vice President and Senior Trust Officer

"BUYER"

Rae Speer Hirsch
Rae Speer Hirsch