. FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44123

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/05 12:45 2 pgs
Fees:13.00 Taxes:943.50

20050902-0105742

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
31st day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael C. Geiger | American Home Mortgage | 117-8-26 |
| 3000 A & B Brightwood Avenue | 520 Broadhollow Road | |
| Nashville, TN, 37212 | Melville, NY 11747 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Ben J. Montgomery, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Michael C. Geiger, unmarried**

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:

**BEING part of Lot No. 17 of the Belmont Terrace Resubdivision, Annex No. 1 as of record in Book 421, page 182, Register's Office for Davidson County, Tennessee.**

**SAID part of Lot No. 17 fronts 55 feet on the Easterly margin of Brightwood Avenue and runs back 208 feet on the common line between Lot No. 17 and Lot No. 18 and 172 feet on the Northerly margin to a dead line in the rear being 63 feet thereon.**

**BEING the same property conveyed to Ben J. Montgomery by Warranty Deed from Charles S. Hirshberg, M.D. and wife, Dorothy Hirshberg, Trustees U/A/D 8/2/95, of record in Instrument No.: 200002040011863, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 3000 A & B Brightwood Avenue, Nashville, TN 37212

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 31st day of August, 2005

Ben J. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ben J. Montgomery, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2005

Notary Public

My Commission Expires: 3/25/06

