Davidson County DEEDWARR
Recvd: 05/02/07 14:12 2 pgs
Fees:13.00 Taxes:1110.00

20070502-0052580

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$300,000.00~~.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2007.

Notary Public

My commission expires: 1.26.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew T. Pfeifer	**NEW OWNER**	**104-16 108.00**
2006 Linden Avenue		
Nashville, TN 37212		

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

Phyllis G. Hirshberg and husband, Sam Hirshberg

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

Andrew T. Pfeifer and wife, Carolyn M. Pfeifer

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 the fourth, formerly the 24th ward of the City of Nashville, Davidson County, Tennessee, being the westerly 60 feet of Lot No. 82 on the revised plan of George Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 82 fronts 60 feet on the norterly side of Linden Avenue and runs back between parallel lines, with a easterly margin of an ally, 175 feet to an ally in the rear.

Being all of the same property conveyed to Phyllis Hirshberg by deed from Harpeth Glen Corp of record in Book 4993, Page 237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2010 Linden 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 1st day of May, 2007.

Phyllis G. Hirshberg by Sam Hirshberg ATTY in FACT

Phyllis G. Hirshberg
By: Sam Hirshberg, her Attorney in Fact

Sam Hirshberg

Sam Hirshberg

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sam Hirshberg,** the bargainor(s) 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 **1st** day of **May, 2007.**

Notary Public

My Commission Expires: 1-26-08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Sam Hirshberg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Phyllis Hirshberg,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Phyllis Hirshberg**, the within named bargainor(s) by the said **Sam Hirshberg** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 1st day of May, 2007.

Notary Public

My commission expires: 1-26-08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY