BOX #14A
G#22668-8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29721-09-2010** **Record & Return To:** **John T. Cook, P.C.** **2927 Berry Hill Drive** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 14th day of September, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Jason Eskind 749 West Meade Drive Nashville, TN 37205	**Send Tax Bills To:** **"New Owner"**	**Tax Information:** Map and Parcel No.: 11507004800

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, **Alden I. Kirshner and wife, Barrie D. Kirshner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Eskind, an unmarried man** ("Grantee"), his 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 749 West Meade Drive, Nashville, TN 37205

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 14th day of September, 2010.

Alden I. Kirshner

Barrie D. Kirshner

BILL GARRETT, Davidson County
Trans:T20100058232 DEEDWARR
Recvd: 09/16/10 08:47 2 pgs
Fees:13.00 Taxes:1406.00
20100916-0073593

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alden Kirshner and Barrie Kirshner**, 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 14th day of September, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Four West Meade Estates as of record in Plat Book 3300, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alden I. Kirshner and wife, Barrie D. Kirschner by deed dated 11/27/62 from Village Builders, Inc., a Tennessee corporation of record in Book 3464, page 40, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and paid by the Grantors.
2. All matters appearing on the Plan of record as Book 3300, page 61, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4940, page 869, Register's Office for Davidson County, Tennessee.