This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael G. Shears Company, Inc.
1660 Old Hillsboro Rd.
Franklin, TN 37069

MORTGAGEE:
Franklin National Bank
5000 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/18/03 09:50 2pgs
Fees:13.00 Taxes:1443.00
20030816-0118804

SEND TAX BILL TO:
Owner

MAP **130-5**
GROUP
PARCEL **23**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael K. Shears and wife, Shannon D. Shears** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael G. Shears Company, Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 in Block "J" on the 2nd Revised Plan of Highlands of Belle Meade No. 2 Subdivision, of record in Plat Book 1130, page 71 & 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael K. Shears and wife, Shannon D. Shears by deed from Estate of Rosemary May Arnold aka Rosemary Cremer May of record in Book 11750, page 206, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 129 Page Rd., Nashville, Tennessee 37205.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 4th day of August, 2003.

Michael K. Shears

Shannon D. Shears

Shannon D. Shears

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael K. Shears and wife, Shannon D. Shears**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 8-14-05