OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF September, 2003

NOTARY PUBLIC

My Commission expires: 9-24-05

THIS INSTRUMENT PREPARED BY

T. Larry Edmondson, 800 Broadway, Nashville, Tennessee 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael G. Shears Company, Inc. (NAME)	SAME (NAME)	130-5-27
1660 Old Hillsboro Rd. (ADDRESS)	(ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Joseph N. Payne and wife, Maida M. Payne

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 **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 10, Block "J" on the 2nd Revised Plan of Highlands of Belle Meade, No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 10 fronts 122 feet on the westerly side of Page Road and runs back between parallel lines, 165 feet to a dead line.

Included, but excluded for the purpose of this conveyance, is the property dedicated for sanitary sewers and/or storm drainage of record in Book 6489, page 367, Register's Office for Davidsoon County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/12/03 11:41 2pgs
Fees:13.00 Taxes:1147.00
20030912-0134288

unimproved ( )
This is improved (XX) property, known as 121 Page Road (House Number) (Street) Nashville (City) Tennessee (State) 37205 (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 5th day of Sept., 2003.

Joseph N. Payne
JOSEPH N. PAYNE

Maida M. Payne
MAIDA M. PAYNE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of ~~DAVIDSON~~ Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph N. Payne and wife, Maida M. Payne, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5 day of September, ~~19~~ 2003.

My Commission expires: 3-18-07

Lisa J Shearer
Notary Public

NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public