THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23354-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $835,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Damien W. Creavin Susan M. Creavin 125 Page Road Nashville, TN 37205	Bank of America 9000 Southside Blvd. Bldg. 700 File Receipt Dept. Jacksonville, FL 32256	Map No.130.05-0 Parcel No. 025.00

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, **Michael G. Shears Co., Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Damien W. Creavin and wife, Susan M. Creavin** ("Grantee"), its successors, 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 125 Page Road, 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 29th day of September, 2004.

Michael G. Shears Co., Inc.

BY: M. G. Shears
ITS: President

Davidson County DEEDWARR
Recvd: 10/05/04 14:32 2pgs
Fees:13.00 Taxes:3089.50
20041005-0119914

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael G. Shears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that HE is the President of Michael G. Shears Co., Inc., the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 Block "J" on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 (erroneously referred to as No. 1 in the previous deed of record) as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael G. Shears, Co., Inc., a Tennessee corporation by deed dated June 30, 2003 from Glenn M. Grove and wife, Karen S. Grove of record in Instrument No. 20030711-0096595, Register's Office for Davidson County, Tennessee. Michael G. Shears Company, Inc. and Michael G. Shears, Co., Inc. being one and the same entity.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.