Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

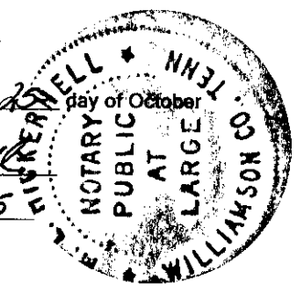
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Mary Jo Hart
Affiant

Subscribed and sworn to before me, this 25th day of October 2004.

M L Huckaby
Notary Public
My commission expires: 8-14-05



Davidson County DEEDWARR
Recvd: 11/01/04 15:06 2pgs
Fees:13.00 Taxes:1054.50

20041101-0131012

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J Shears Company, Inc 113 Page Rd Nashville TN 37205	~~Fifth Third Bank~~ OWNER	130-1/107

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Howard R Shirley and wife Betsy A Shirley hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael J Shears Company, Inc, a Tennessee Corporation, herein after called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6, Block "J", on the Second Revised Plan of Highlands of Belle Meade No. 2, as shown on plat of record in Plat Book 1130, page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Howard R Shirley and wife, Betsy A Shirley by Deed of record in Book 9048, Page 971, recorded 08/17/1993, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following 1) Taxes for the year 2005, which are not yet due and payable. 2) All matters shown on Plat recorded in Book 1130, page 71. 3) Easement(s) of record in Book 6288, page 466 in the said Register's Office.

This property is improved property known as 113 Page Road, 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(s), its successors and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), its successors 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 hand this 25th day of October, 2004.

Howard R Shirley

Betsy A Shirley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard R Shirley and Betsy A Shirley, 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 and official seal at Brentwood, Tennessee, this 25th day of October, 2004.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04645

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.