THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19674G

MAP/GROUP/PARCEL: 130-5/27

Davidson County DEEDWARR
Recvd: 01/19/05 13:26 2 pgs
Fees:13.00 Taxes:3226.51
20050119-0006777

NEW OWNER'S NAME AND ADDRESS:
Jason B. Needham and Jennie Garth Needham
121 Page Road
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL G. SHEARS COMPANY, INC., hereinafter called Grantor, do hereby transfer and convey unto JASON B. NEEDHAM AND JENNIE GARTH NEEDHAM, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10, Block "J", on the 2nd Revised Plan of Highlands of Belle Meade, No. 2, as shown on plat of record in Plat Book 1130, page 71 and 72, in the Register's Office for Davidson County, Tennessee.

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.

The subject property is improved property commonly known as 121 Page Road, Nashville, TN 37205.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20030912-0134288, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Michael G. Shears Company, Inc.

By: Michael G. Shears, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Michael G. Shears, with whom I am personally acquainted, and who, upon oath, acknowledged to be President of Michael G. Shears Company, Inc., the within named bargainor, a corporation, and that as such President, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 14th day of January 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $872,030.00.

AFFIANT 1/14/05

Sworn to and subscribed before me, this the 14th day of January 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY