Davidson County DEEDWARR
Recvd: 04/04/05 09:31 3 pg
Fees:18.00 Taxes:1073.00
20050404-0035997

(1)

MAP 130-09-0; PARCEL 067.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
Michael G. Shears Company, Inc.
1660 OLD Hillsboro Rd.
Franklin, TN 37069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, J. RAYMOND BAKER [individually as owner of a fifty percent (50%) undivided interest and as Executor of the Estate of RACHEL PRUITT BAKER], SCOTT LEE BAKER [owner of a twenty-five percent (25%) undivided interest] and LISA SHEA BAKER CHEEK [owner of a twenty-five percent (25%) undivided interest], Grantor(s), have bargained and sold and by these presents do transfer and convey unto MICHAEL G. SHEARS COMPANY, INC., Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

A tract of land located in the 7th, formerly the 11th, Civil District of Davidson County and being more particularly described as follows:

Commencing at a concrete monument in the westerly terminus of Clydelan Court at the southwest corner of Lot No. 4 on the plan of Anderson Court Subdivision as of record in Book 2083, page 28, Register's Office of Davidson County, Tennessee (R.O.D.C., TN); thence North 42 deg. 18 min. 41 sec. East 92.90 feet to a concrete monument; thence North 46 deg. 27 min. 23 sec. East 39.73 feet to a set iron pin which is the point of beginning; thence North 46 deg. 05 min. 22 sec. West 97.46 feet to a set iron pin; thence North 40 deg. 39 min. 39 sec. East 203.95 feet to an iron pipe; thence South 66 deg. 21 min. 42 sec. East 58.07 feet to an iron pin; thence South 67 deg. 41 min. 37 sec. East 70.86 feet to an iron pipe; thence South 46 deg. 31 min. 42 sec. West 175.62 feet to a concrete monument; thence South 46 deg. 27 min. 23 sec. West 74.47 feet to the point of beginning, containing 24,637 square feet or 0.57 acres according to a property survey for Michael Shears prepared by Patrick S Coode, TN RLS #855, John Kohl and Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, dated March 21, 2005.

Being a portion of the same property conveyed to Joe H. Baker and Rachel Pruitt Baker by Warranty Deed of Christopher J. Mogan, unmarried, of record in Book 2031, page 125, Register's Office of Davidson County, Tennessee. Joe H. Baker predeceased Rachel Pruitt Baker. Rachel Pruitt Baker died November 10, 2004 and pursuant to her Last Will and Testament of record in File No. 04P-1928 in the Davidson County Probate Office, the subject property was devised to J. Raymond Baker (50%), Scott Lee Baker (25%) and Lisa Shea Baker Cheek (25%). See also Personal Representative's QuitClaim Deed of record at Instrument No. 20050106-0002064, Register's Office of Davidson County, Tennessee.

TOGETHER WITH an easement for access to and use and maintenance of the existing water meter and a 10' wide waterline easement with center line being the existing waterline serving the above-described property, lying on and across the following property of Grantors: property on Clydelan Court located adjacent and to the south of the abovedescribed property, being the same property conveyed to Melvin P. Schlanger and wife, Linda F. Schlanger on this date (being further known as Map and Parcel 130-09-0 -067.01, Davidson County, Tennessee). This easement shall benefit and be appurtenant to the above-described 0.57 acres +/- and shall run with the land.

AND TOGETHER WITH all of Grantor's interest in easements of record in Book 8104, page 232 and Instrument No. 20000530-0053196, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the Property Survey for Michael Shears performed by Patrick S. Coode, TN RLS #855, John Kohl and Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, dated March 21, 2005; Subject to matters shown on the plan of Bransford Realty Co's Forrest Park Subdivision of part of Belle Meade of record in Book 421, page 64, Register's Office of Davidson County, Tennessee; Restrictions as set forth in instrument of record in Book 3708, page 545, Register's Office of Davidson County, Tennessee.; Driveway Easement as set forth in instruments of record in Book 8082, page 400; Book 8104, page 232; and Instrument No. 20000525-0052479 as corrected at Instrument No. 20000530-0053196; Register's Office of Davidson County, Tennessee; Easement for sanitary sewer of record in Book 6288, page 657, Register's Officeof Davidson County, Tennessee; 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable ;Matters of public law and regulation, including but not limited to building regulations and zoning laws.

AND GRANTORS DO FURTHER COVENANT and bind themselves their heirs, successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS (my/our) hand(s) on this the 1ST day of April, 2005.

J. RAYMOND BAKER, individually and as Executor of the Estate of Rachel Pruitt Baker

SCOTT LEE BAKER

LISA SHEA BAKER CHEEK

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TATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, J. RAYMOND BAKER [individually as owner of a fifty percent (50%) undivided interest and as Executor of the Estate of RACHEL PRUITT BAKER], SCOTT LEE BAKER [a twenty-five percent (25%) undivided interest] and LISA SHEA BAKER CHEEK [a twenty-five percent (25%) undivided interest], the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$290,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN