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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24296-05-2005**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $773,364.60.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of May, 2005.<br><br>Notary Public<br><br>My Commission Expires: My Commission Expires JULY 19, 2008 |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Gary Michael Abbagnaro<br>Alison Ramsey Abbagnaro<br>406 Page Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br><br>Map No.130.09-0<br>Parcel No. 112.00 |

**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 Company, Inc., a Tennessee corporation**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Michael Abbagnaro and wife, Alison Ramsey Abbagnaro**("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 406 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 27th day of May, 2005.

Michael G. Shears Company, Inc.

By Michael G. Shears, President

Davidson County DEEDWARR
Recvd: 06/02/05 15:37 2 pgs
Fees:13.00 Taxes:2861.45

20050602-0062732

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 Company, Inc. and that he as such is authorized to execute the aforesaid document on behalf of Michael G. Shears Company, Inc.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 of Block 4 on the Plan of The Highlands of Bellemeade, as of record in Plat Book 547, page 180, 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 Company, Inc. by deed dated October 25, 2004 from William H. Torrence, unmarried of record in Instrument No. 20041101-0131009, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 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 547, page 180, Register's Office for Davidson County, Tennessee.