Davidson County DEEDWARR
Recvd: 07/25/05 10:19 2 pgs
Fees:13.00 Taxes:1110.00

20050725-0085993

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Michael G. Shears Company, Inc.
1660 Old Hillsboro Rd.
Franklin, TN 37064

Send Tax Bills To:
New Owner

Map-Parcel Number:
129-8-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS F. VAUGHN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL G. SHEARS COMPANY, INC., a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 90 feet on the northerly side of Brookfield Avenue and runs back 216.94 feet on the easterly line and 232.83 feet on the westerly line to a dead line, measuring 91.39 feet thereon.

Being the same property conveyed to Phyllis F. Vaughn, unmarried by deed from Steven J. Mason, Jr. and wife, Laura C. Mason, of record as Instrument No. 200008240083678, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Brookfield Avenue, Nashville, TN 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, its successors and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22nd day of July, 2005.

PHYLLIS F. VAUGHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHYLLIS F. VAUGHN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July, 2005.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007