PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 12/20/05 13:00 2 pgs
Fees:13.00 Taxes:3326.30
20051220-0152566

W & I Ref(db) Title No: 46532
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Chamberlain Kiran Sethi Chamberlain 405 Page Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 130-09-067

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$899,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael G. Shears Company, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Chamberlain and wife, Kiran Sethi Chamberlain** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

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.

TOGETHER WITH and subject to an easement for access to and use and maintenance of the existing water meter and a 10 foot 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 above-described 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 and subject to 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.

BEING the same property conveyed to Michael G. Shears Company, Inc. by deed from 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 twenty-five percent (25%) undivided interest and Lisa Shea Baker Cheek, owner of a twenty-five (25%) undivided interest of record in Document No. 20050404-0035997 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; Deed of Easement for driveway purposes of record in Book 8104, page 232, said Register's Office; Joint Driveway Easement of record in Document No. 20000525-0052479 as corrected in 20000530-0053196, said Register's Office.

This is improved property, known as: 405 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 2005.

Michael G. Shears Company, Inc.

By: _____
Title: President

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Michael G. Shears** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President of **Michael G. Shears Company, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as President for the purposes therein contained, by signing in the name of the corporation as President.

Witness my hand and official seal, at office in Davidson Tennessee this the 16th day of December, 2005.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

_____
Notary Public

State of TENNESSEE

County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $899,000.00.

_____
Affiant

Sworn and subscribed before me this the 16th day of December, 2005.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

_____
Notary Public

My Commission Expires JULY 21, 2007

WIdoc: Deed Wty—12/92