Davidson County DEEDWARR
Recvd: 02/01/06 15:28 3 pgs
Fees:18.00 Taxes:277.50

20060201-0012662

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of January, 2006, by and between GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE, hereinafter called Grantors, and CHARLES E. SHEARER and PATRICIA M. SHEARER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto CHARLES E. SHEARER and PATRICIA M. SHEARER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7500 BIDWELL RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, theirselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

GREGORY F. RICHARDSON
Signature of Seller

DEBORAH D. RICHARDSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, **TENNESSEE, this** 27th **day of January, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

CHARLES E. SHEARER and PATRICIA M. SHEARER
BRYAN S. EDDY

Property Address:

7500 BIDWELL RD., JOELTON, TN 37080
Person Responsible for Taxes:

Charles & Patricia Shearer
6318 36th Ave. E.
Ellenton, FL 34222

Map & Parcel #: MAP 14, PARCEL 120

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **75000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of **January, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-316J

EXHIBIT 'A'

Land lying in the city of Nashville, Davidson County, Tennessee, and being bounded on the north by the Gregory Richardson property of record in Instrument No. 20010309-0022894 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., Tn), on the east by the Mallard and Danko property of record in Instrument No. 20031121-0169759 (R.O.D.C., Tn), on the south by Bidwell Road, and on the west by the Goldtrap property of record in Instrument No. 20010710-0073236 (R.O.D.C., Tn) being known as Map 14, Parcel 120.00 and more particularly described as follows;

Beginning at an iron pin old in the northerly right-of-way of Bidwell Road, at the southwest corner of said Mallard and Danko property;

Thence with said right-of-way of Bidwell Road along a curve to the left having a radius of 912.03, a delta angle of 23 deg-07'-32", the chord being N 64 deg 22' 19" W - 365.62' for an arc length of 368.11 to an iron pin new at the southeast corner of the Goldtrap property;

Thence, with Goldtrap's easterly line, N 16 deg. 18' 48" E - 491.08' to an iron pin new in the southerly line of the Gregory Richardson property; Thence, with Richardson, N 83 deg. 33' 10" E - 231.03' to an iron pin old;

Thence, continuing with Richardson, N 66 deg 15' 05" E - 231.01' to an iron pin old at the northwest corner of the aforementioned Mallard and Danko property;

Thence, S 18 deg 25' 24" W - 788.85' to the POINT OF BEGINNING, containing 226,335 square feet, or 5.20 acres, more or less.

Being the same property conveyed to GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE, by Warranty Deed from EDNA D. DURHAM, A WIDOW, of record in INSTRUMENT NUMBER 20041130-0142068, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 120).

2. Unrecorded easements for roads and utilities, if any.