Davidson County DEEDWARR
Recvd: 04/11/06 11:17 2 pgs
Fees:13.00 Taxes:1591.00
20060411-0041580

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$430,000.00~~ **$439,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2006.

E. Mannix
Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael G. Shears Co., Inc.	**NEW OWNER**	**13-09-062.00**
1660 Old Hillsboro Road		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edward M. Spitzer and wife, Kathleen M. Armour- Spitzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G. Shears Co. Inc., a TN Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the east 20 feet of Lot No. 13 and the west 95 feet of Lot No. 14 of Block "D" and that part of a 25 foot street lying south of said lots, as shown on the Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 843, Page 18, Register's Office for said County.

Said parts of said lots and part of said street, as closed by instrument of record in Book 2145, Page 337, Register's Office, adjoin and front together 115 feet on the south side of Cheek Road and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Edward M. Spitzer and wife, Kathleen M. Armour-Spitzer by deed from Everett Coulton Durham, unmarried of record in Instrument No. 20040929-0116957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **165 Cheek Road, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of March, 2006.

Edward M. Spitzer

Kathleen M. Armour- Spitzer

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Edward M. Spitzer and wife, Kathleen M. Armour- Spitzer**, the bargainor(s) 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 office, this **30th** day of **March, 2006.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

