THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25372-04-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 5th day of May, 2006. Notary Public My Commission Expires:

MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael G. Shears Company, Inc 140 Cheek Road Nashville, TN 37205	New Owner	Map No.130.09-0 Parcel No. 053.00-

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, **John M. Simpkins and Sally C. Simpkins, Trustees or their successors in trust, under the John M. Simpkins Living Trust dated, October 22, 1996 and any amendments thereto (1/2 interest) and Sally C. Simpkins and John M. Simpkins, Trustees or their successors in trust, under the Sally C. Simpkins Living Trust dated, October 22, 1996, and any amendments thereto (1/2 interest), each with full power to sell, mortgage, rent, lease and convey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael G. Shears Company, Inc** ("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 140 Cheek 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 5th day of May, 2006.

Sally C. Simpkins, trustee
Sally C. Simpkins, Trustee

John M. Simpkins, trustee
John M. Simpkins, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sally C. Simpkins, Trustee and John M. Simpkins, Trustee**, 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 5th day of May, 2006.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 05/11/06 14:05 2 pgs
Fees:13.00 Taxes:1794.50

20060511-0055524

EXHIBIT "A"

Lot No. 1 of Block "B" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County, described as follows:

Beginning on the northerly margin of Cheek Road, at the corner of Lots Nos. 1 and 2; thence with said road, westwardly 131 feet to the beginning of a curve; thence around said curve, northwestwardly 31.42 feet to the easterly margin of Cross Hill Road; thence with said road, northwardly 180 feet to the southwest corner of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 21, eastwardly 151 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 200 feet to the beginning.

Also conveyed, without warranties of title, is the following described property: The easterly one-half of Cross Hill Road which lies immediately adjacent to and west of Lot No. 1 of Block "B" described above, and which runs from Cheek Road to a line even with the rear line of said Lot No. 1 (Cross Hill Road was closed by Metro Ordinance No. 093-739).

Being the same property conveyed to John M. Simpkins and Sally C. Simpkins, Trustees or their successors in trust, under the John M. Simpkins Living Trust dated, October 22, 1996 and any amendments thereto (1/2 interest) and Sally C. Simpkins and John M. Simpkins, Trustees or their successors in trust, under the Sally C. Simpkins Living Trust dated, October 22, 1996, and any amendments thereto (1/2 interest), each with full power to sell, mortgage, rent, lease and convey by Quitclaim Deed dated August 26, 1997 from John M. Simpkins and wife, Sally C. Simpkins of record in Book 10598, page 674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.
3. Easements retained in Ordinance No. 093-739 closing Cross Hill Road.