PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Watkins &McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 06/20/06 13:41 2 pgs
Fees:13.00 Taxes:1387.50
20060620-0073567

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL G. SHEARS COMPANY, INC. 1660 Old Hillsboro Rd. Franklin, TN 37069	SAME	Map: 130-9-1 Parcel: 32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

MICHAEL G. SHEARS COMPANY, INC.

By: _____
MICHAEL G. SHEARS, President

W. WARNER McNEILLY III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT. 19, 2009

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by MICHAEL G. SHEARS, this 19th day of June, 2006.

_____
Notary Public
My Commission Expires: 9/19/09

FOR AND IN CONSIDERATION of the sum of Three Hundred and Seventy-Five Thousand Dollars ($375,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARVIN C. BAKER, JR., hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto MICHAEL G. SHEARS COMPANY, INC., a Tennessee corporation, hereinafter "GRANTEE," its successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 of Block "B" on the 2nd Revised Plan of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office, Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Alton Road at the corner of Lots No. 21 and 22; thence with said Road westwardly 80 feet to the beginning of a curve; thence around said curve, southwestwardly 31.42 feet to the westerly margin of Cross Hill Road; thence with said Road southwardly 180 feet to the northwest corner of Lot No. 1; thence with the northerly line of Lot No. 1 eastwardly 100 feet to the corner of Lots No. 21 and 22; thence with the line between said two lots, northwardly 200 feet to the beginning.

Being the same property conveyed to Katharin W. McNeilly by deed of record in Book 3570, page 564, Register's Office, Davidson County, Tennessee; the said Katharin W. McNeilly having since died testate devising the herein said property to Katharin McNeilly Baker by will probated in Will Book 101, page 253, Probate Court, Davidson County, Tennessee; the said Katharin McNeilly Baker having since died testate devising the herein described property to Marvin Charles Baker Jr. by will probated in Volume 6272/2187916, Probate Court, Davidson County, Tennessee.

Said property is subject to the following:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. All matters shown on Plan of record in Plat Book 1130, page 62, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that he 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 for those matters shown above.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, its successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 19 day of June, 2006.

Marvin C. Baker

MARVIN C. BAKER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, MARVIN C. BAKER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 19th day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009