THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24513-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Michael G. Shears Company, Inc. 1660 Old Hillsboro Road Franklin, TN 37069	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.130.09-0 Parcel No. 46.00

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, **Carrol D. Kilgore and wife, Hilda J. Kilgore**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael G. Shears Company, Inc., a Tennessee corporation** ("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 164 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 22nd day of December, 2006.

Carrol D. Kilgore

Hilda J. Kilgore

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carrol D. Kilgore and Hilda J. Kilgore**, 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 22nd day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 20[illegible]

Davidson County DEEDWARR
Recvd: 12/27/06 14:49 2 pgs
Fees:13.00 Taxes:1591.00

20061227-0159511

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8, Block B, on the Plan of 2nd Revised Plan of Highlands of Belle Meave No. 2, Blocks A, B, C & D as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Carrol D. Kilgore and wife, Hilda Kilgore by deed dated 4/8/70 from Creason Clayton of record in Book 4409, page 405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Instrument No. 20030131-0013739, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.