THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 05/14/07 15:37 2 pgs Fees:13.00 Taxes:4521.40 **20070514-0057717**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,222,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2007. Notary Public My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jerry McKamey and Maria A. DePaulo 165 Cheek Road Nashville TN, 37205	SAME	130-09-0-062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL G. SHEARS CO. INC., A TN CORPORATION**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JERRY MCKAMEY AND WIFE, MARIA A. DEPAULO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 to 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 Michael G. Shears Co. Inc., a TN Corporation, by deed from Edward M. Spitzer and wife, Kanthleen M. Armour-Spitzer, of record as Instrument No. 20060411-0041580, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 843, page 18, Register's Office for Davidson County, Tennessee.

3. Easement granted to Southern Bell Telephone Company of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 165 Cheek Road, Nashville, Tennessee, 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 Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of May, 2007.

MICHAEL G. SHEARS CO. INC., a TN corporation

BY: MICHAEL G. SHEARS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL G. SHEARS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of May, 2007.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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