THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27091-10-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,030,000.00 Affiant Subscribed and sworn to before me this 19th day of October, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Lance B. Robinson Andria L. Robinson 207 Paddock Lane Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116140051.00

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, **Michael G. Shears Company, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lance B. Robinson and wife, Andria L. Robinson** ("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 207 Paddock Lane, 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 19th day of October, 2007.

Michael G. Shears Company, Inc., a Tennessee corporation

BY: _____
Michael G. Shears, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael G. Shears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Michael G. Shears Company, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal at office in Nashville, Tennessee, this 19th day of October, 2007.

Notary Public

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/25/07 13:53 2 pgs
Fees:13.00 Taxes:3811.00

20071025-0126288

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 23 and 24 on the Plan of Bellemeade Subdivision, as of record in Plat Book 1130, page 3, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael G. Shears Company, Inc. by Warranty Deed dated November 28, 2005 from Anna W. Jones, an unmarried woman of record in Instrument No. 20051201-0144647, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1130, page 3, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 73, Register's Office for Davidson County, Tennessee.