PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/02/08 14:28 2 pgs
Fees:13.00 Taxes:3145.00
20080402-0033301

W & I Ref(dm) Title No: 49265
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey B. Smith Mary A. Smith 129 Alton Road Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 13009003200

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$850,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael G. Shears Company, Inc., a Tennessee corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey B. Smith and spouse, Mary A. Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the 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. And also conveyed, without warranties of title, is the easterly one-half of Cross Hill Road, which lies immediately adjacent to and west of Lot 22 of Block B, described above. Cross Hill Road was closed by Metro Ordinance No. 093-739.

Being the same property conveyed to Michael G. Shears Company, Inc., a Tennessee corporation by deed from Marvin C. Baker, Jr., dated June 19, 2006 and recorded on June 20, 2006 of record in Doc. No. 20060620-0073567, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line of said lot and a 20 foot minimum set back line from Cross Hill Road. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. 093-739, closing Cross Hill Road.

This is improved property, known as: 129 Alton 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2008.

Michael G. Shears Company, Inc.

By: Michael G. Shears
Title: **President**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, 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 and was identified as **President** (or other officer authorized to execute this instrument) of **Michael G. Shears Company, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 1st day of April, 2008.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00

Affiant

Sworn and subscribed before me this the 1st day of April, 2008.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011