Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1080

Davidson County DEEDWARR
Recvd: 05/06/05 14:04 2 pgs
Fees:13.00 Taxes:671.18
20050506-0051467

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Heather Ann Hodges, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Trevor Wear, an unmarried man and Vanessa Van Duyn, an unmarried woman, as Joint Tenants with right of survivorship, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 227, Burton Hills Villages of Boxmere, Phase I, of record in Book 6250, Page 649, Exhibit to Master Deed of record in Book 6666, page 790, amended in Book 6824, Page 308 and Book 6908, Page 738, Register's Office for Davidson County, Tennessee, to which reference are hereby made for a more complete description thereof.

Being the same property conveyed to Heather Ann Hodges by deed dated March 17, 2003 of record in Instrument No. 20030421-0052327, Register's Office for Davidson County, Tennessee.
Heather Ann Hodges is now known as Heather Ann Hodges Aston by virtue of her marriage to Jason Aston. Jason Aston joins in this conveyance to convey any and all marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 227 Boxmere Place, Nashville TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2005

Heather Ann Hodges Aston

Jason Aston

State of Tennessee)
County of Davidson)

On this 29th day of April, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Heather Ann Hodges Aston and Jason Aston, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 181,400.00.

X Heather Ann Hodges Aston
Affiant

Sworn and subscribed before me on this the 29th day of April, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Trevor Wear Vanessa Van Duyn 227 Boxmere Place Nashville, TN 37215	Countrywide Home Loans 7105 Corporate Dr Plano TX 75024	131-6-E-227CO