File Box 9B
First Title & Escrow Co., Inc.
#26631

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/15/07 14:08 2 pgs
Fees:13.00 Taxes:1069.30
20070615-0071994

W & I Ref:(___gj_____) Title No: 48698
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin D. Wear Edith W. Wear 844 Clematis Drive Nashville, Tennessee 37205	Pinnacle National Bank 211 Commerce St. #300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 10214004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$289,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kate Smith Lee and Timothy Bruce Lee***, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin D. Wear and spouse, Edith W. Wear** 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:**

*husband

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Crest Meade, Section II, as of record in Book 2331, pages 151 and 152, Register's Office for said County.

Said Lot fronts 154.4 feet on the north side of Clematis Drive and runs back between lines, 313 feet on the east line and 302.3 feet on the west line to a dead line to a dead line in the rear which it measures 35 feet.

Being the same property conveyed to Kate Smith Lee and spouse, Timothy Bruce Lee by deed from Karl R. Kokko, unmarried of record in Doc. No. 20050718-0083260, 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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 151 and 152, said Register's Office, which Plan shows a 40 foot minimum building setback line from Clematis Drive and a 10 foot easement for public utility purposes along the rear and easterly line(s) of said lot and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot; Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4517, page 329, said Register's Office for Davidson County, Tennessee.

This is improved property, known as: 844 Clematis Drive, 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 8th day of June, 2007.

Kate Smith Lee

Kate Smith Lee

Timothy Bruce Lee

Timothy Bruce Lee

State of TENNESSEE

County of DAVIDSON

On this 8th day of June, 2007 , before me the undersigned authority, personally appeared Kate Smith Lee and Timothy Bruce Lee , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

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 $289,000.00

Affiant

Sworn and subscribed before me this the 8th day of June, 2007

Notary Public

My Commission Expires: _____

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 14 2009