RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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

39-B
File #09-1095

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 **Trevor Wear, and wife, Vanessa Van Duyn Wear, aka, Vanessa Van Duyn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren E. Lane, unmarried**, 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 Trevor Wear, an unmarried man and Vanessa Van Duyn, an unmarried woman, as Joint Tenants with right of survivorship by Warranty deed from Heather Ann Hodges dated April 29, 2005 of record in Inst. No. 20050506-0051467, Register's Office, Davidson County, TN. Vanessa Van Duyn is now married to Trevor Wear and known as Vanessa Van Duyn Wear.

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 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 1st day of May, 2009.

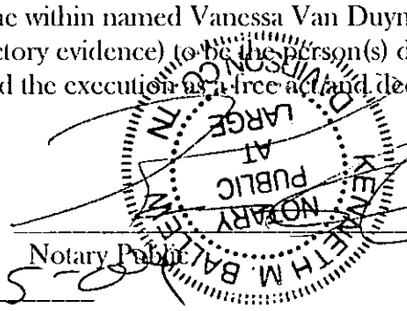
By: _____
Trevor Wear by
Vanessa Van Duyn Wear, Attorney-in-Fact

_____
Vanessa Van Duyn Wear

BILL GARRETT, Davidson County
Trans:T20090029337 DEEDWARR
Recvd: 05/04/09 14:39 2 pgs
Fees:13.00 Taxes:869.50
20090504-0040602

State of Tennessee)
County of Davidson)

On this 1st day of May, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Vanessa Van Duyn Wear, 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.

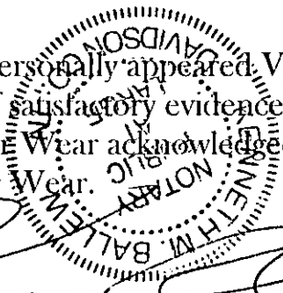


Notary Public

My Commission Expires: 7-25-09

State of Tennessee
County of Davidson

On this the 1st day of May, 2009, before me personally appeared Vanessa Van Duyn Wear, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Trevor Wear acknowledged that such person executed the same as the free act and deed of Trevor Wear.



Notary Public

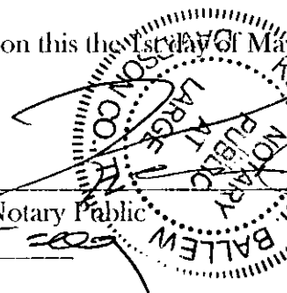
My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of May, 2009.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lauren E. Lane	Pinnacle National Bank	131-6-E-227CO
227 Boxmere Place	211 Commerce Street, Ste. 300	
Nashville, TN 37215	Nashville, TN 37201	