Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2009.

Notary Public
My commission expires:

05-0904-64587

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew D. Lane 5205 Alyadar Drive Hermitage TN 37076	Wells Fargo Bank 8480 Stage Coach Cr. ~~Frederick, MD 21701~~	098-02-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ernestine Harris, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew D. Lane and wife, Kelly M. Lane, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Roxborough, of record in Book 5200, Page 63 (erroneously referenced in prior deed as Book 8725, Page 520), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernestine Harris by deed from Rosalean Mathis, dated August 31, 2007, recorded September 11, 2007, of record in Instrument No. 20070911-0109098, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5205 Alyadar Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20090029910 DEEDWARR
Recvd: 05/06/09 08:15 2 pgs
Fees:13.00 Taxes:592.00
20090506-0041387

WITNESS my hand this 30th day of April, 2009.

Ernestine Harris

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ernestine Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of April, 2009.

Paige B. Mayerick

State of Tennessee at Large

My Commission expires

11-21-2010

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010