THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 185,000.00

Affiant

Davidson County DEEDWARR
Recvd: 01/16/03 09:38 2pgs
Fees:13.00 Taxes:684.50
20030116-0006936

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Subscribed and sworn to before me, this 15th day of January, 2003

Notary Public

My Commission Expires: 10-17-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
UNIVERSITY HEIGHTS REALTY, INC. 236 Cherokee Road Nashville, Tennessee 37205	University Heights Realty, Inc. 4025 Crestridge Drive Nashville, TN 37204	MAP 103-12 PARCEL 46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100---------- ($ 185,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, HAROLD T. HORNBERGER, III AND WIFE, GWENDOLYN HORNBERGER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto UNIVERSITY HEIGHTS REALTY, INC. , a Tennessee corporation hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 49 of Block "I" on the Plan of Cherokee Park, Third Section, of record in Plat Book 843, page 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lucile C. Hornberger, a widow, by deed from Manuel Frank and wife, Gabrielle A. Frank, of record in Book 3856, page 967, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed to Lucile C. Jones (fka Lucile C. Hornberger) from Harold T. Hornberger, Jr. of record in Book 10615, page 456; the said Lucile C. Jones having since died leaving her grandson, Harold T. Hornberger, III, as her sole heir at law. Harold T. Hornberger, III, having since conveyed his interest in subject property to Harold T. Hornberger, III and wife, Gwendolyn Hornberger, as tenants by the entireties, by Quitclaim Deed of record as Instrument No. 20010703-0070614.

This is improved property known as 236 Cherokee 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, its successors and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Cherokee Park, Third Section of record in Book 843, page 2 and 3, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of January, 2003.

HAROLD T. HORNBERGER, III

GWENDOLYN HORNBERGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD T. HORNBERGER, III AND WIFE, GWENDOLYN HORNBERGER, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public