WARRANTY DEED

CAROL T. BAKER NOTARY PUBLIC AT LARGE DEATHAM COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,100.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

SUMMIT-PT-04-5909

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Wenzler, II	Countrywide Home Loans	
5909 Robert E. Lee Ct	(NAME) 2021 N. Gallatin Road Ste 292	145-9-42
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY K. NOEL, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD E. WENZLER, II AND WIFE, JAN E. SIMMONS, hereinafter called the Grantees, their heirs and assigns, that 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. 111, on the plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Philip J. Noel and wife, Mary K. Noel, by Deed from James S. Lively and wife, Eva D. Lively, dated June 22, 1972, of record in Book 4613, page 658, Register's Office for Davidson County, Tennessee.

The said Philip J. Noel, having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5909 Robert E. Lee Ct, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this 14th day of July, 2004.

Mary K. Noel by Charles N. Noel Attorney in Fact

Davidson County DEEDWARR
Recvd: 07/21/04 14:10 2pgs
Fees:13.00 Taxes:1883.67

20040721-0087322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the19th day of July 2002, before me personally appeared Charles R Naftalin 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 Mary K. Noel, and acknowledged that he executed the same as her free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th day of July 2004.

NOTARY PUBLIC

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires: 1/26/05

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800