PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 45824
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/13/04 14:04 2pgs
Fees:13.00 Taxes:1665.00
20040813-0098311

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allan W. Horner Gretchen P. Horner 5904 Robert E. Lee Court Nashville, Tennessee 37215	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 145-13-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald E. Wenzler II and wife, Jan E. Simmons**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allan W. Horner and wife, Gretchen P. Horner** 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:**

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Tyne Valley Estates, Section V, of record in Plat Book 3600, page 54, Register's Office for said County, described according to said plat and by survey of Gregory E. Daniels, Tennessee Registered Land Surveyor No. 1489 (Job #97-049) dated June 17, 1997, as follows:

Said Lot No. 114 fronts 234.98 feet (234.79 per survey) on the broken southerly margin of Robert E. Lee Court and extends back 220.3 feet (219.63 per survey) on the westerly line and 243.9 feet (242.91 per survey) on the broken easterly line to a dead line in the rear, measuring 242.7 feet (242.64 per survey) thereon.

Being the same property conveyed in title to the land hereinafter described is vested in Ronald E. Wenzler, II and spouse, Jan E. Simmons by deed from Mary H. Malone, unmarried of record in Book 10511, page 44, 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 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 54, said Register's Office, which Plan shows minimum building setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear and easterly line(s).

And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

And an easement for drainage along the northeasterly front portion of said lot.

Subject to easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7814, page 371, said Register's Office.

This is improved property, known as: 5904 Robert E. Lee, Nashville, Tennessee 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 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 12th day of August, 2004.

Ronald E. Wenzler II

Jan E. Simmons

State of TENNESSEE
County of DAVIDSON

On this 12th day of August, 2004 , before me the undersigned authority, personally appeared Ronald E. Wenzler II Jan E. Simmons , 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.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Sworn and subscribed before me this the 12th day of August, 2004

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires JULY 21, 2007