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

39-B
File #04-1264

Davidson County DEEDWARR
Recvd: 08/24/04 11:03 2pgs
Fees:13.00 Taxes:775.15

20040824-0102079

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 **Roger A. Horner, and wife, Cheryl Hamilton-Horner**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew James Mazzoni, 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:

Land in Davidson County, Tennessee, being Unit No. 237, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6666, Page 749, amended in Book 6824, Page 308; Book 6911, Page 831, made applicable in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Burton Hills of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger A. Horner and wife, Cheryl Hamilton-Horner by Warranty Deed of record in Inst No. 20001115-0113278, Register's Office, and Davidson County, TN.

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: 237 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 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 13th day of August, 2004

Roger A. Horner

Cheryl Hamilton-Horner

578508

State of Tennessee)
County of Davidson)

On this 13th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roger A. Horner and Cheryl Hamilton-Horner, 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: 3/25/2006



State of Tennessee)
County of Davidson)

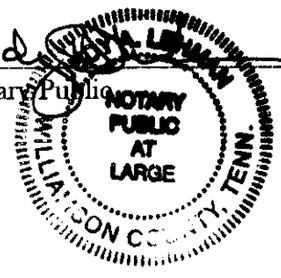
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 209,500.00.

Affiant

Sworn and subscribed before me on this the 13th day of August, 2004.

Notary Public

My Commission Expires: 3-10-07



NEW OWNER:
Andrew James Mazzoni
237 Boxmere Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Morgan Stanely Dean Witter Credit Corp
98 Floral Avenue
Murray Hill, NJ 07974

TAX MAP-PARCEL #:
131-6-E-237CO