File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/18/04 12:24 2pgs
Fees:13.00 Taxes:1620.60
20041018-0124858

W & I Ref:(_____) Title No: 45863
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann H. Wells Francis M. Wells 1201 A Graybar Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS:117-12-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$438,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allan W. Horner and wife, Gretchen P. Horner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann H. Wells and, Francis M. Wells, a one-half undivided interest each, as tenants in common,** 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 the 7th formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 47 on the unrecorded map shown as Glen Echo; but shown as being part of Lot No. 47, of Block "M" on the map of Maplehurst, as of record in Book 843, Page 22 and 23, Register's Office for said County, described as follows:

Beginning at an iron pin in the southerly margin of Graybar Lane, North 120 feet from the southwest corner of the intersection of the said Graybar Land and Granny White Pike, being the northeast corner of the property conveyed to Chester C. Brummett and wife, by deed from Harvey C. Crawford and wife, of record in Book 2752, Page 21, said Register's Office; thence with said Brummett's easterly line south 11deg 52 feet West 183.7 feet to an iron pin in the westerly margin of said Granny White Pike; thence with same, North 17deg East 227 feet to an iron pin at the southwest corner of said intersection; thence with the southerly margin of said Graybar Lane, North 88 deg west 120 feet to the beginning.

Being the same property conveyed to Allan W. Horner and spouse, Gretchen P. Horner by deed from Robert L. Early and spouse, Kimberlee Maphis Early of record in Book 9810, Page 719, 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 2005, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 843, Page 22 and 23, said Register's Office

This is improved property, known as: 1201 A Graybar, 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 15th day of October, 2004.

Allan W. Horner

Gretchen P. Horner

State of TENNESSEE
County of DAVIDSON

On this 15th day of October, 2004 , before me the undersigned authority, personally appeared Allan W. Horner Gretchen P. Horner , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $438,000.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary Public