WARRANTY DEED

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,945.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2002

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBE
WILLIAM HOWARD FRADY, JR. **4404 CATO ROAD** **NASHVILLE, TN 37218**	NEW OWNER	**058-017.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES D. ANDREWS AND WIFE, CHRISTY D. ANDREWS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM HOWARD FRADY, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
The following described real estate, lying and being in the 13th Civil District of Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Being the northwest corner of Lot No. 1 of Exhibit "A" on the Plan of the subdivision of the lands of Dr. J. H. Jordan, deceased, as of record in Plan Book 2, page 79, Chancery Court at Nashville and being shown as Lot "A" on a survey made by Hickerson-Miller Engineers, June 27, 1955, as follows: Beginning at a point on the easterly margin of Cato Road, Mrs. Betty Jordan's Southerly line, thence with said line and an old established wire fence, south 88 deg. 30' east 583.5 feet to an iron pin; thence south 10 deg. 30' east 110 feet to an iron pin at the northeast corner of Lot No. 1 as shown on said survey; thence with the northerly line of said Lot No. 1 north 86 deg. 45' west 552 feet to an iron pin in the easterly margin of Cato Road; thence with said Road, north 27 deg. 48' west 110 feet to the beginning.

Being the same property conveyed to Charles D. Andrews and wife, Christy D. Andrews, by Quitclaim Deed from Roy D. Allen and wife, Janet G. Allen, dated August 30, 1999 and recorded August 31, 1999 in Book 11642, page 325, Register's Office for Davidson County, Tennessee.

The above said property being improved with the following:

Manufactured Home, 1999, Homes of Legend, Model #PRSP

Davidson County DEEDWARR
Recvd: 07/11/02 08:37 2pgs
Fees:13.00 Taxes:380.90

20020711-0083283

Unimproved ( )
This is improved (X) property known as **4404 CATO ROAD, NASHVILLE, TN 37218**
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 our hands this 26th day of June, 2002

CHARLES D. ANDREWS

CHRISTY D. ANDREWS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES D. ANDREWS AND CHRISTY D. ANDREWS the bargainors 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 at Brentwood, Tennessee, this 26th day of June, 2002.

Commission Expires: My Commission Expires MAR. 29, 2003

Jacqueline D. Brown
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2002., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2002..

My commission expires:_____ _____
Notary Public