FORM NO. WD-1

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 20 03

Notary Public

MY COMMISSION EXPIRES: 5-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADY FRYE (NAME)	OWNER (NAME)	104-16-203
2407 OAKLAND Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37212 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

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 JOSEPH A. DAUGHERTY and ANDREW J. SHOOKHOFF

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

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:

Land in Davidson County, Tennessee, being the south half of Lot No. 167 on the Map of Belmont Land Co.'s Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 167 fronts 50 feet on the westerly side of Oakland Avenue, or street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Joseph A. Daugherty and Andrew J. Shookhoff by deed from Judd David Hoffman, an unmarried man, of record in Book 7666, page 494, Register's Office for Davidson County, Tennessee.

The property conveyed herewith is investment property and has never been the residence of either of the Grantors or their spouses.

Davidson County DEEDWARR
Recvd: 04/14/03 14:02 2pgs
Fees:13.00 Taxes:721.50
20030414-0049351

This is unimproved ( ) improved (X) property, known as 2407 Oakland Avenue, Nashville, Tennessee 37212
(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 our hands this 9th day of April, 20 03

Joseph A. Daugherty by Connie Daugherty, atty in fact
JOSEPH A. DAUGHERTY

Andrew J. Shookhoff by Connie Daugherty, atty in fact
ANDREW J. SHOOKHOFF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 9th day of April, 2003, before me personally appeared CONNIE DAUGHERTY to me known to be the person who executed the foregoing instrument in behalf of JOSEPH A. DAUGHERTY, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said JOSEPH A. DAUGHERTY, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 9th day of April, 2003, before me personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument in behalf of ANDREW J. SHOOKHOFF, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ANDREW J. SHOOKHOFF, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004