PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:(_____) Title No: 45300
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/05/04 12:36 2pgs
Fees:13.00 Taxes:1147.00
20040205-0014265

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert D. Dougher Kimberly R. Dougher 314 Greenway Ave Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-05-0-345.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David E. Frederiksen and spouse, Renee Frederiksen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Dougher and spouse, Kimberly R. Dougher** 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. 281 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, said Register's Office.

Said Lot No. 281 fronts 50 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 193.0 feet to an alley.

Being the same property conveyed to David E. Frederiksen and spouse, Renee Frederiksen by deed from Barton W. Leonard, unmarried of record in Book 11550, Page 189, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 174, said Register's Office.

This is improved property, known as: 314 Greenway Ave., Nashville, Tennessee 37205

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 30th day of January, 2004.

David E. Frederiksen

Renee Frederiksen

State of TENNESSEE

County of DAVIDSON

On this 30th day of January, 2004 , before me the undersigned authority, personally appeared David E. Frederiksen Renee Frederiksen , 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: My Commission Expires JULY 21, 200

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 $310,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2004

Notary Public

My Commission Expires: 7/31/06

RETURN TO:
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067