THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.

BOX 50-B

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

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 08/06/04 13:23 2pgs
Fees:13.00 Taxes:1147.00

20040806-0095131

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES: 1-26-08
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Dambach (NAME)	James S. Frey, Sr & Anne W. Frey (NAME)	93-14
632 Fogg Street (ADDRESS)	9127 Old Smyrna Road (ADDRESS)	312
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, James S. Frey, Sr. and wife, Anne W. Frey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Dambach and wife, Karen S. Dambach

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 described as follows:

Tract I: Land in Davidson County, Tennessee, being the westerly 6 feet of the northerly 44 feet of Lot number 23, the northerly 44 feet of Lot number 24 and all of Lot numbef 23 opf ewinf and Wetmore's Addition to Nashville, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said parts of lots 24 and 25 front 36.2 feet on the northerly margin of Fogg Street and extend back northerly between parallel lines with the westerly margin of an alley 86 feet to a dead line.

Tract II: Land in Davidson County, Tennessee, being the southerly 86 feet of Lot number 26 and the westerly six (6) feet of the southerly 86 feet of Lot number 25 in Ewing and Wirmore's Addition to Nashville, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee.

Said part of Lots number 24 and 25 front 36-2 feet on the northerly margin of Fogg Street and extend back northerly between parallel lines with the westerly margin of an alley 86 feet to a dead line.

TRACT III: Land in Davidson County, Tennessee, being Lot number 22 in Ewing and Wetmore's Addition to South Nashville as of record in Book 14.pages 202 and 203, said Register's Office.

Said lot fronts 31 feet on the North side of Fogg Street and runs back 130 feet to an alley.

CONTINUED

unimproved ( )
This is improved (X) property, known as 632 Fogg Street, Nashville, TN 37203
(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 hand s this 3rd day of August, 2004

James S Frey Sr.
James S. Frey, Sr.

Anne W. Frey
Anne W. Frey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Frey, Sr. and wife, Anne W. Frey

the bargainor s, 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 _____, Tennessee, this 3rd day of August, 2004

Commission expires 1-26-08

_____
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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to James S. Frey and wife, Anne W. Frey by deeds of record in Book 7435, page 96, book 7438, page 98 and book 7438,page 100, said Register's Office.