THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 730,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006. Notary Public MY COMMISSION EXPIRES: 2-26-09 (AFFIX SEAL)

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Weber	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	MAP 104-16-0
2407 Oakland Avenue	P.O. Box 809	PARCEL 203
Nashville, TN 37212	MEMPHIS TN 38101	
(CITY) (STATE) (ZIP)	(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, **Robert Brady Fry and wife, Shanna Fry**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Weber and Shelley Munroe**

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 number 167 on the Map of Belmont Land Company's plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot number 167 fronts 50 feet on the westerly side of Oakland Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Robert Brady Frye (sic) by deed of record as instrument 20030414-0049351, said Register's Office. The said Robert Brady Frye is also known as Robert Brady Fry. His spouse, Shanna Fry, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **2407 Oakland Avenue, Nashville, TN 37212.**

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 the 28th day of July, 2006.

Robert Brady Fry

Shanna Fry

Davidson County DEEDWARR
Recvd: 08/02/06 13:52 2 pgs
Fees:13.00 Taxes:2701.00
20060802-0094117

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 **Robert Brady Fry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2006.

My Commission expires 1-26-07

Notary Public

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 **Shanna Fry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2006.

My Commission expires 1-26-07

Notary Public