SIF

This Instrument Was Prepared By:
Jack F. Stringham II, Esq.
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 10684 PG 963

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Richard Ice Building Group, Inc. 116 43rd Avenue North Nashville, Tennessee 37209	SAME	117-04-415

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BROADWAY PROPERTIES, L.P., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto The Richard Ice Building Group, Inc. (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the First Civil District, Nashville, Davidson, Tennessee lying generally west of Battery Place and south of Wildwood Avenue and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of A Part of Lot 1, A.B. Montgomery Lands, as shown on plat of record in Plat Book 8250, page 835, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a part of the same property conveyed to Broadway Properties, L.P., by Deed of Record in Book 10515, page 5, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as Lot No. 1 as shown on plat of record in Book 8250, page 835, Register's Office of Davidson County, in Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, with the exception of all matters shown on the Plat recorded in Book 8250, page 835, Register's Office for Davidson County, Tennessee, the restrictions set forth in the attached Exhibit A, and all other matters of record, and Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, it has caused this instrument to be executed by its duly authorized representative on this 14th day of November, 1997.

BROADWAY PROPERTIES, L.P.

By: Donna Pruitt
Donna Pruitt, Authorized Representative of TGFT, Inc., General Partner of Broadway Properties, L.P.

0370021
IDENTIF. ↑ REFERENCE

97 NOV 14 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1898 11/14 0101 03CHECK 177.65

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10684 PG 964

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DONNA PRUITT with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized Representative of TGFT, Inc., the General Partner of Broadway Properties, L.P., and that she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by herself as Authorized Representative of TGFT, Inc., the General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 1997.

Christine T. Cronk
Notary Public

My Commission Expires: 9/23/00

CHRISTINE T. CRONK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $44,500.00.

Susan Henderson
Affiant

Subscribed and sworn to before me,
this the 14th day of November, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Christine T. Cronk
Notary Public

My Commission Expires: 9/23/00

EXHIBIT A

This real property is subject to the following restrictions:

1. Any building shall be limited to a single family residence.

2. Any structure must be 100% brick from finish grade to eave.

3. The height of any structure shall not exceed 32 feet to the highest point measured from the average finish grade.

4. The style of any structure shall be consistent with the other structures in the neighborhood being of a Cape Cod or Colonial Revival style.

5. The pitch of the roof shall be consistent with other structures in the neighborhood, with a minimum 9 inch rise for every 12 inch run.

6. The structure shall not protrude in front of a line drawn between the front adjacent corners of the structures built at 1905 Wildwood and 1909 Wildwood.

7. No parking area or turn-around shall be permitted in the front yard.

8. After construction of any structure, the storm water drainage shall not exceed the rates before construction of the structure.

9. Any structure shall have a minimum side set back of 16 feet from any portion of the structures at 1909 Wildwood and 1905 Wildwood.

10. Any attached garage shall not face the street. Any detached garage shall have a minimum setback from the side property lines of 5 feet, from the rear property line of 20 feet and from the front property line of 110 feet.

11. Owner shall comply with all current ordinances regarding trees.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

OR _____ BOOK 10684 PG 966

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44500.00
CON TX 164.65
PRFEE 1.00
WDEED 12.00
TOTAL 177.65
CHECK 177.65

11/14/97 01 15:12 0001 1898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE

97 NOV 14 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1221059