THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

mail

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January 1999

Notary Public

My Commission Expires: 4-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
K.W.I., INC. 1907 Wildwood Avenue Nashville, Tennessee 37212	K.W.I., INC. P.O. Box 40877 Nashville, TN 37204	MAP 117-4 PARCEL 415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND AND NO/100---------- ($ 58,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ____ THE RICHARD ICE BUILDING GROUP, INC.

hereinafter called the Grantor has bargained and sold, and by these presents does transfer and convey unto K.W.I., INC.

hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of part of Lot 1, A.B. Montgomery Lands, as of record in Plan Book 8250, page 835, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to The Richard Ice Building Group, Inc. by deed from Broadway Properties, L.P., a Tennessee Limited Partnership, of record in Book 10684, page 963, Register's Office for Davidson County, Tennessee.

05437866
IDENTIF. & REFERENCE
99FEB-2 AM 10:38
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1907 Wildwood Avenue, Nashville, Tennessee 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 GRANTEE, its successor & assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, ha_s__ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of part of Lot 1, A.B. Montgomery Lands of record in Book 8250, page 835, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds itself, its successors and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of January, 19 99, as the duly authorized officer of the herein named Grantor.

THE RICHARD ICE BUILDING GROUP, INC.

by: _____ President

by: Susan Henderson, Secretary

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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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County afpresaid, personally appeared Richard ICE and SUSAN HENDERSON with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the The Richard Ice Building Group Inc the within named bargainor, and corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Richard Ice as such President, and attesting the same by the said Susan Henderson as such Secretary.

Witness my hand and official seal this 27th day of January, 19 99.

My Commission Expires: 9-24-2001

Notary Public

MITCHELL A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

267 02/02 0101 03CHECK 225.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 334

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.60
CHECK	225.60

02/02/99 01 10:36 0001 0267

0543786

IDENTIF. & REFERENCE

99FEB-2 AM 10:38

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419626