40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/03/03 16:11 2pgs
Fees:13.00 Taxes:351.50
20030603-0075695

ADDRESS NEW OWNER:

Richard Ice
132-43rd Avenue North
Nashville, TN 37209

SEND TAX BILL:

New Owner

MAP AND PARCEL:

Map 103-04-0; Parcel 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Lou Reeves Sole Heir at Law of Irene Samuelson, a/k/a Irene S. Adams, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Richard Ice, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No.107 of Block No. 5 on the Map of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Said Lot No. 107 fronts 50 feet on the north side of Idaho Avenue, formerly 5th Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Irene Samuelson of record in Book 5135, page 104, Register's Office for Davidson County, Tennessee. The said Irene Samuelson, now known as Irene S. Adams having since died on the 22nd day of June, 2002, leaving her sister, Mary Lou Reeves, as her sole heir at law.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4206 Idaho Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2nd day of June, 2003.

Mary Lou Reeves

Mary Lou Reeves, Sole Heir at Law of
Irene Samuelson, a/k/a Irene S. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary Lou Reeves, Sole Heir at Law of Irene Samuelson, a/k/a Irene S. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 2nd day of June, 2003.

Notary Public

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me
this 2nd day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003