40-A

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

Davidson County DEEDWARR
Recvd: 06/09/03 15:15 2pgs
Fees:13.00 Taxes:296.00
20030609-0079348

ADDRESS NEW OWNER:

Dr. Ronald K. Gilmer
310 25th Avenue North
Suite 204
Nashville, TN 37203

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 92-13
Parcel 447

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, Peggy D. Mathes, Administrator for the Estate of Evon H. Blakemore, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Richard Ice and Ronald K. Gilmer, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Lot No. 2 on the Plat of the Re-subdivsion of Lots 40 and 41, West End Land Company, of record in Plat Book 4595, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 2 fronts a total of 64.95 feet on the easterly margin of 37th Avenue North and extends back along the northerly margin of Normandy Place 123.41 feet on the southerly line, and 129.51 feet on the northerly line to a line on the rear on which it measures 70.93 feet.
>
> Being the same property conveyed to Evon Henderson, unmarried, also known as Evon H. Blakemore, the said Evon H. Blakemore having since died, and pursuant to an Order by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 02P-1800, the Administrator of the Estate of Evon H. Blakemore, the honorable Peggy D. Mathes was authorized to convey title of the above property.
>
> 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 234 37th Avenue North, 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 5 day of June, 2003.

Peggy D. Mathes

Peggy D. Mathes, Adminstrator for the Estate of Evon H. Blakemore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Peggy D. Mathes, Adminstrator for the Estate of Evon H. Blakemore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5 day of June, 2003.

Notary Public

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

My Commission Expires: 7/26/03

My Commission Exp... 7 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

Peggy D. Mathes

AFFIANT

Subscribed and sworn to before me
this 5 day of June, 2003.

NOTARY PUBLIC

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

My Commission Expires: 7/26/03

My Commission Expires ...