Return To:
First Title & Escrow
File Box 9B
#21075

Davidson County DEEDWARR
Recvd: 06/30/03 08:28 2pgs
Fees:13.00 Taxes:473.60
20030630-0089676

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

ADDRESS NEW OWNER:

Kathryn T. Menefee
1 Breckenridge Drive
Nashville, TN 37215

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 Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard Ice, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Kathryn T. Menefee, unmarried ("Grantee"), her 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 Richard Ice by deed from Mary Lou Reeves, Sole Heir at Law of Irene Samuelson, a/k/a Irene S. Adams, of record in Instrument No. 20030603-0075695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and all matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

This is improved property known as 4206 Idaho Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is 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 himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her 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 my hand this 18 day of June, 2003.

Richard Ice

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Ice, unmarried, 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 18 day of June, 2003.

Notary Public

My Commission Expires: 7/26/03

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

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

Patricia Green
AFFIANT

Subscribed and sworn to before me
this 18th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003