After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal # 21-7306

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Peri, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

Davidson County DEEDWARR
Recvd: 11/11/03 14:50 3pgs
Fees:18.00 Taxes:462.50
20031111-0165139

New Owner/Property Being Conveyed
RICHARD ICE
4506 Idaho Ave.
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map & Parcel:
103-4-8

WARRANTY DEED

This instrument, made and entered into on this 27th day of October, 2003, by and between SINERGIA LIMITED, L.L.P., Grantor, and RICHARD ICE, Grantee.

WITNESSETH:

That for and in consideration of the sum of $125,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, his successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 407 IN BLOCK 21 IN CHARLOTTE PARK COMPANY'S FIRST ADDITION, WHICH IS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 407 FRONTS 50 FEET ON THE NORTH SIDE OF FIFTH (NOW IDAHO) AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY ON WHICH IS MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES CLEVELAND EDDINS AND CELIA MAI CARR, BY QUITCLAIM DEED FROM DOLORES EVONNE TAYLOR, DATED 6/14/1996 AND RECORDED 6/14/1996 IN BOOK 10087, PAGE 207, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(CONTINUED)

TAX PARCEL IDENTIFICATION # 103-4-8
PROPERTY ADDRESS: 4506 Idaho Ave. Nashville, TN 37209

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, her successors and assigns, that he has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that he, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

SINERGIA LIMITED, L.L.P.

By: Sandy R. Utley
SANDY R. UTLEY
Its: GENERAL PARTNER

SATE OF TEXAS
COUNTY OF TAYLOR

BEFORE ME, the undersigned authority, personally appeared SANDY R. UTLEY, who is the GENERAL PARTNER of SINERGIA LIMITED, L.L.P., appearing on behalf of said LLP , with full authority to act for said LLP in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned LLP is Limited Liability Partnership

CARLA COFER
MY COMMISSION EXPIRES
November 26, 2005

Carla Cofer
NOTARY PUBLIC
My Commission Expires: 11-26-05

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Sandy Utley
Affiant

Subscribed and sworn to before me this the 27th day of October, 2003.

CARLA COFER
MY COMMISSION EXPIRES
November 26, 2005

Carla Cofer
Notary Public
My Commission Expires: 11-26-05

Name and Address of Property Owner:

RICHARD ICE

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

SAME

CONTINUATION OF DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO SINERGIA LIMITED, LLP BY DEED FROM CELIA MAI SKELTON F/k/A CELIA MAI CARR AND JAMES CLEVELAND EDDINS BY DEED IN LIEU BEING RECORDED IN BOOK 4K, PAGE _____, SAID REGISTER"S OFFICE.

* 20031111-0165138