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

Davidson County DEEDWARR
Recvd: 11/17/04 10:58 2pgs
Fees:13.00 Taxes:606.80
20041117-0137980

ADDRESS NEW OWNER:

Jeremy Gearheart
236 37th Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 92-13
PARCEL 446

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, **Richard Ice, unmarried, and Dr. Ronald Gilmer**, ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Jeremy Gearheart**, ("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. 1 on the Plan of Resubdivision of Lots 40 and 41 West End Land Company as 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 legal description.
>
> Being the same property conveyed to Richard Ice and Dr. Ronald Gilmer by Substitute Trustee's Deed from Dionne Simmons of Priority Trustee Services of TN, L.L.C., Substitute Trustee, of record in Instrument No. 20040512-0054623, said Register's Office.
>
> Faye Gilmer joins in the execution of this instrument to convey her interest in the Property as spouse of Dr. Ronald Gilmer.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 236 37th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his 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, his 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 our hands this 16 day of November, 2004.

Richard Ice

Dr. Ronald Gilmer

Faye Gilmer

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Ice, unmarried and Dr. Ronald Gilmer and wife, Faye Gilmer, 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 16 day of November, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY