Box 34
#20706

Davidson County DEEDWARR
Recvd: 05/03/05 15:12 2 pgs
Fees:13.00 Taxes:1427.17
20050503-0049438

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

ADDRESS NEW OWNER:

J. William St Clair and
Danielle Wolfe St Clair
121-46th Avenue, North
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
Huntington Realty Corporation
P. O. Box 522
Huntington, WV 25710

MAP AND PARCEL:
MAP 103-4
PARCEL 460

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** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **J. William St Clair and wife, Danielle Wolfe St Clair** ("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:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Spencer Subdivision, as of record in Plat Book 6050, page 366, 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 by deed from Faye S. Thompson, unmarried, dated February 21, 2000, of record in Instrument No. 200002220017413, 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 such limitations and restrictions and easements as may affect the premises.

This is improved property known as 121 46th 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 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, 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 my hand this 29th day of April, 2005.

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 he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of April, 2005.

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 DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$370,000.00~~ $385,721.00

AFFIANT

Subscribed and sworn to before me
this 29 day of April, 2005.

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