Davidson County DEEDWARR
Recvd: 06/20/05 12:48 2 pgs
Fees:13.00 Taxes:574.43

20050620-0070354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 156,250.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: June 15, 2005.

NOTARY PUBLIC

COMMISSION EXPIRES: EXPIRES: FEBRUARY 19, 2007

SANDRA S. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

~~SIDWELL & BARRETT, P.C.~~
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ikard-Crosslin Companies, Inc. 5820 Brentwood Trace Brentwood, TN 37027	**Same as new owner**	**MAP 73-1/254**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA JOY ROSS REYNOLDS, MARY MANSFIELD AND LUCIEN DALE, EXECUTOR FOR THE ESTATE OF WILLIAM HENRY STEVENS, III**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **IKARD-CROSSLIN COMPANIES, INC.**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 5, on the Map of B.E. Woodard's Subdivision, as shown on plat of record in Plat Book 974, page 94 and 95, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 405 feet on the northwesterly line and 408 feet on the southeasterly line to the low water mark of Cumberland River, measuring 100 feet, more or less, thereon.

Being the same property conveyed to William H. Stevens, III and Barbara J. Ross by Deed of record in Book 9547, Page 988, recorded 12/16/1994, Register's Office for Davidson County, Tennessee.

William Henry Stevens, III having since died 11/28/2004, his one-half (1/2) undivided interest vests in Mary Mansfield by Last Will and Testament, docket #05P-118, Probate Court, Davidson Co., TN.

Barbara J. Ross and Barbara J. Ross Reynolds are one in the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 4016 MOSS ROSE DRIVE, NASHVILLE, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: JUNE 15, 2005

Barbara Joy Ross Reynolds
Barbara Joy Ross Reynolds

Mary Ann Mansfield
Mary Mansfield

Lucien Dale, Executor for the Estate of William Henry Stevens, III

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Joy Ross Reynolds and Mary Mansfield with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 15th day of June, 2005.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

Commission Expires: 01-28-06

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named Lucien Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself as Executor, of The Estate of William Henry Stevens, III, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Nashville, Tennessee this the 15th day of June, 2005.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

Commission Expires: 01-28-06