03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2005.

Notary Public
My commission expires:

JANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/24/05 09:07 3 pg
Fees:18.00 Taxes:314.50
20050624-0072677

03-0506-32840

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Ice 234 37th Avenue North Nashville TN 37209	New Owner	104-01-0-022

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pauline B. Nicks, Irene Burns, Sarah B. Potts and Frances Crabtree, heirs at law of Jack Brady, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Ice**, hereinafter called the Grantees, their successors 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. 30, on the Second Revised Plan of Valley View Subdivision, Section One, of record in Plat Book 2331, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Brady by Quitclaim Deed from Pauline Nicks, of record in Book 9638, Page 480, Register's Office for Davidson County, Tennessee. Jack Brady died intestate in February 2004. His estate has not been probated. He was never married and never had any issue. Decedent's parents predeceased him, leaving his only siblings, Frances Crabtree, Sarah B. Potts, Irene Burns and Pauline B. Nicks, as comprising all his heirs at law.

See Affidavit of heirship: 20050624-0072676

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3802 Sentinel Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 16th day of June, 2005.

Pauline B. Nicks by
Sarah B. Potts, atty in fact

Pauline B. Nicks by Sarah B. Potts, Attorney in Fact,
Pursuant to Power of Attorney of record in Instrument
No. 20020125-0010473, Register's Office for
Davidson County, Tennessee.

Irene Burns
By June Andree atty in fact

Irene Burns by June Andree, Attorney in Fact

Sarah B. Potts

Sarah B. Potts

James Crabtree by
June Andree, atty in fact

Frances Crabtree by June Andree, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sarah B. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Pauline B. Nicks and that she is authorized by Pauline B. Nicks to execute this instrument on her behalf.

Witness my hand in Nashville, Tennessee, this 16th day of June, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named June Andree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Irene Burns and that she is authorized by Irene Burns to execute this instrument on her behalf.

Witness my hand in Nashville, Tennessee, this 16th day of June, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

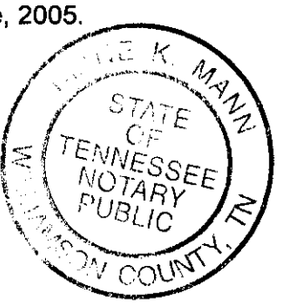
My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sarah B. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 16th day of June, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named June Andree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Frances Crabtree and that she is authorized by Frances Crabtree to execute this instrument on her behalf.

Witness my hand in Nashville, Tennessee, this 16th day of June, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

