Davidson County DEEDWARR
Recvd: 06/21/06 13:49 2 pgs
Fees:13.00 Taxes:462.50
20060621-0074200

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

ADDRESS NEW OWNER:

Richard Ice Building Group, Inc.
4517 Charlotte Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 103-4
PARCEL 374

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, **Jimmie Lee Smith, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Richard Ice Building Group, Inc., a Tennessee corporation** ("Grantee"), its 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 the easterly 50 feet of Lot No. 73 on the Plan of West End Annex as subdivided by Sylvan Park, as of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said property fronts 50 feet on the northerly margin of Nebraska Avenue, formerly Eighth Street, and extends back between parallel lines, 158.3 feet to an alley.
>
> Being the same property conveyed to Jimmie Lee Smith, by deed from Phillip Denning and wife, Deborah Denning, dated January 17, 1997, of record in Book 10783, page 525, Register's Office for Davidson County, Tennessee.
>
> The property conveyed herein has never been the residence of the Grantor.
>
> 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 4006 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its 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, 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 my hand this 21st day of June, 2006.

Jimmie Lee Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jimmie Lee Smith, 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 21st day of June, 2006.

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 $125,000.00.

(President)

AFFIANT

Subscribed and sworn to before me
this 21 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

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