RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44717

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

Davidson County DEEDWARR
Recvd: 06/26/06 14:38 2 pgs
Fees:13.00 Taxes:825.10
20060626-0076129

ADDRESS NEW OWNER:

Haseena Rabi

4012 Nevada Avenue
Nashville, TN 37209

SEND TAX BILL:

Realty Mortgage Corp.
1331 S. Water Avenue
Gallatin, TN 37066

MORTGAGEE:

Realty Mortgage Corp.

MAP AND PARCEL:
MAP 91-16
PARCEL 333

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 **Haseena Rabi***, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

*married

Land in Davidson County, Tennessee, being Lot No. 34 and the westerly 10 front feet and 17.6 rear feet of Lot No. 33 on the Plan of P. S. Stump Property of record in Plan Book 2, page 74, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Nevada Avenue at the southwest corner of the property conveyed to Earl J. Harrison et al by deed from Leslie Herbert Sullivan and wife, of record in Book 1308, page 255, said Register's Office; thence with the northerly margin of said Avenue, westwardly 50 feet to the easterly margin of the right-of-way of the Nashville, Chattanooga and St. Louis Railway; thence with said right-of-way, northwardly 150.1 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet to the northwest corner of said Harrison property; thence with the westerly line of same, southwardly 150.1 feet, more or less, to the beginning.

Being the same property conveyed to Richard Ice by Quitclaim Deed from Larry Robert White, unmarried, dated November 29, 2005, of record in Instrument No. 20051130-0144102, 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 4012 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her 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, her 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 his hand this 15th day of June, 2006.

Richard Ice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Ice, 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 15th 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 $223,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010