Davidson County DEEDWARR
Recvd: 11/09/06 15:18 2 pgs
Fees:13.00 Taxes:431.05
20061109-0139709

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 92-13
PARCEL 194

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, **Aubrey Hiam** ("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 Lot No. 70 on the Plan of Hortense Place, as of record in Plat Book 161, page 167, 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 Aubrey Hiam, by Substitute Trustee's Deed from Denise Griffin, Authorized Agent for Shapiro & Kirsch, LLP, as Substitute Trustee, dated November 3, 2006, of record in Instrument Number 20061106-0137838, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed has never been the primary residence of Grantor.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 324 33rd Avenue, North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are 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, its 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 9th day of November, 2006.

Aubrey Hiam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Aubrey Hiam, 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 9th day of November, 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 $116,500.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of November, 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