WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/07 11:55 2 pgs
Fees:13.00 Taxes:1165.50
20070319-0032916

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$315,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 15 day of March, 2007

Notary Public
My Commission expires: 6-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carolyn S. Ice & William Hensley	SAME	093-14-0-439.00 & 093-14-0-440.00
918 8th Avenue South		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ed's Supply Company, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carolyn S. Ice and William J. Hensley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract I

Land in the 19th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being the northerly part of Lot No. 339 on the Plan of Ewing M. Wetmore's Addition to South Nashville, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by James Terry & Associates, dated November 6, 2006, Job Number 2006-064 and proceeding as follows:

Beginning at a point on the westerly right-of-way line of 6th Avenue South at the northeasterly property corner of a tract of land conveyed to Michael W. Rutherford etux as of record in Deed Book 6952, page 26, Register's Office for Davidson County, Tennessee; thence, leaving said westerly right-of-way line and with the northerly property line of said Rutherford, South 58 degrees 54 minutes 04 seconds West, 45.99 feet to a point on the easterly margin of alley #179; thence, with said easterly margin, North 04 degrees 36 minutes 30 seconds West, 103.10 feet to a P.K. nail (new) in the westerly right-of-way line of the aforementioned 6th Avenue South; thence, with said westerly right-of-way line, South 31 degrees 05 minutes 56 seconds East, 92.27 feet to the point of beginning and containing 2,121 square feet or 0.048 acres, more or less.

Tract II

Land in the 19th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being the northerly part of Lot No. 339 on the Plan of Ewing M. Wetmore's Addition to South Nashville, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by James Terry & Associates, dated November 7, 2006, Job Number 2006-064 and proceeding as follows:

Beginning at an iron rod (old) on the westerly right-of-way line of 6th Avenue South at the northeasterly property corner of a tract of land conveyed to Ed's Supply Co., Inc. as of record in Deed Book 8649, page 552, Register's Office for Davidson County, Tennessee; thence, leaving said westerly right-of-way line and with the northerly property line of Ed's Supply Co., Inc. Property, South 58 degrees 54 minutes 04 seconds West, 62.43 feet to an iron rod (new) on the easterly margin of Alley #179; thence, with said easterly margin, North 04 degrees 36 minutes 30 seconds West, 36.87 feet to a point; thence, North 58 degrees 54 minutes 04 seconds East, 45.99 feet to a point on the westerly right-of-way line of the aforementioned 6th Avenue South; thence with said westerly right-of-way line, South 31 degrees 05 minutes 56 seconds East, 33.00 feet to the point of beginning and containing 1,788 square feet or 0.041 acres, more or less.

Being the same property conveyed to Ed's Supply Company, Inc., by deed from Michael W. Rutherford and wife, Deborah L. Rutherford, on November 30, 2006, of record in Instrument Number 20061130-0147962, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 14, page 202 and 203, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or

attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **623 and 629 6th Avenue South, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 15, 2007.

Ed's Supply Co., Inc.

By James S. Byram, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of March, 2007, before me, appeared James S. Byram to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Ed's Supply Company, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said James S. Byram acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9-22-07