WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/07 08:09 4 pgs
Fees:23.00 Taxes:2220.00
20070411-0042954

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Kevin McGinn
Affiant

Subscribed and sworn to me on April 9th, 2007.

Todd A. Bricker
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22145SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Ice Building Group, Inc. 4517 Charlotte Ave Nashville, TN 37209	New Owner	103-02-0D-001.00CO 103-02-0D-002.00CO 103-02-0D-003.00CO 103-02-0D-004.00CO 103-02-0D-005.00CO 103-02-0D-006.00CO 103-02-0D-007.00CO 103-02-0D-008.00CO *

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGinn & Wilson, GP, a Tennessee General Partnership comprised of Kevin McGinn and Timothy Wilson, (Tract One) Timothy Wilson, a married man, (Tract Two) and Kevin McGinn, a married man, (Tract Three), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Richard Ice Building Group, Inc., hereinafter called **"GRANTEES,"** it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 4, 6, 8, 10, 11, 12 and 13 on the Plan of Westland Square Subdivision of record as Instrument No. 20060425-0046951 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to McGinn & Wilson, GP, a Tennessee General Partnership, by Deed from Kevin McGinn, married, of record as Instrument No. 20060214-0017657 in the Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lots Nos. 3 and 9 on the Plan of Westland Square Subdivision of record as Instrument No. 20060425-0046951 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to McGinn & Wilson, GP, a Tennessee general partnership, by Deed from Kevin McGinn, married, of record as Instrument No. 20060214-0017657 in the Register's Office for Davidson County, Tennessee.

*103-02-0D-009.00CO, 103-02-0D-010.00CO, 103-02-0D-011.00CO, 103-02-0D-012.00CO, 103-02-0D-013.00CO AND 103-02-0D-014CO

The said McGinn & Wilson, GP conveyed its interest in the property to Timothy Wilson, a married man, by Quitclaim Deed of record as Instrument No. 20060428-0048916 in said Register's Office.

TRACT THREE:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 7 on the Plan of Westland Square Subdivision of record as Instrument No. 20060425-0046951 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to McGinn & Wilson, GP, a Tennessee general partnership, by Deed from Kevin McGinn, married, of record as Instrument no. 20060214-0017657 in the Register's Office for Davidson County, Tennessee. The said McGinn & Wilson, GP conveyed its interest in the property to Kevin McGinn, a married man, by Quitclaim Deed of record as Instrument No. 20060428-0048913 in said Register's Office.

Included in this conveyance is all of Grantor's right, title and interest in the Open Space of Westland Square Subdivision known as Map 103-02-D, Parcel 1400CO.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 9700, page 116, in the Register's Office for Davidson County, Tennessee; and
3. Matters shown on plan of record as Instrument No. 20060425-0046951 in said Register's Office; and
4. Declaration of Covenants, Conditions and Restrictions for Westland Square Subdivision of record as Instrument No. 20060418-0044405, amended by Instrument No. 20060428-0048911 in said Register's Office; and
5. Storm Water Detention Agreement of record as Instrument No. 20040223-0020159 in said Register's Office.

The subject property is not now nor has it ever been used as the primary residence of the Grantors herein.

This property is also known as unimproved property located at Lots 1-13 of Westland Subdivision, Nashville, TN.

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, it's successors and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, it's successors 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 our hands on April 9th, 2007.

McGinn & Wilson, GP, a Tennessee General Partnership

By : _____
Kevin McGinn, Partner

By: _____
Timothy Wilson, Partner

_____
Timothy Wilson

_____
Kevin McGinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Kevin McGinn and Timothy Wilson, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be a Partners of MCGINN & WILSON, GP, A TENNESSEE GENERAL PARTNERSHIP, the within name bargainor, a partnership and that such a persons, a such partners, executed the foregoing instrument for the purpose therein contained, as the free act and deed of the name of the partnership, by such persons as partners.

Witness my hand and official seal this 9th day of April 2007.

_____
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 9th, 2007, before me personally appeared Timothy Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 9th, 2007.

_____
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 9th, 2007, before me personally appeared Kevin McGinn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 9th, 2007.

Todd A. Bricker
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