This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/02/07 12:20 2 pgs
Fees:13.00 Taxes:518.00
20070502-0052465

ADDRESS NEW OWNER:

James E. Phelps, Jr. and wife
T. Elaine Phelps
1089 Patterson Drive
Kingston Springs, TN 37082

SEND TAX BILL:

New Owner

MORTGAGEE:
Richard Ice Building Group, Inc.
4517 Charlotte Ave.
Nashville, TN 37209

MAP AND PARCEL:
MAP 91-12
PARCELS 69, 70 AND 291

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, **James D. Roney, Conservator for the person and estate of Elmer Marion Sullivan, also known as Elmer M. Sullivan** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James E. Phelps, Jr. and wife, T. Elaine Phelps**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

TRACT 1 – 4505 Indiana Avenue: Land in Davidson County, Tennessee, being Lot No. 412 of Block No. 82 on the No. 1 Plan of West Nashville of record in Book 57, page 74 and 75, 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 Elmer M. Sullivan and wife, Mary L. Sullivan by deed dated May 13, 1981 from Polly Shearon of record in Book 5744, page 833, Register's Office for Davidson County, Tennessee.

TRACT 2 – 4507 Indiana Avenue: Land in Davidson County, Tennessee, being Lot Nos. 414 and 416 of Block No. 82 on the No. 1 Plan of West Nashville of record in Book 57, page 74 and 75, 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 Elmer M. Sullivan and wife, Mary Cobb Sullivan by deed dated December 18, 1948 from Levada Sullivan and husband, John S. Sullivan, of record in Book 1678, page 91, Register's Office for Davidson County, Tennessee.

TRACT 3 – 4511 Indiana Avenue: Land in Davidson County, Tennessee, being Lot Nos. 422 and 424 of Block No. 82 on the No. 1 Plan of West Nashville of record in Book 57, page 74 and 75, 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 Elmer M. Sullivan and wife, Mary Cobb Sullivan by deed dated May 15, 1967 from Ilna Mae Irvin, Ruby Lee Neely, Elmer Marion Sullivan, Emma Dee Sullivan, Ladye Josephine Barnes, Lorene Catherine Belle and John R. Sullivan, of record in Book 9963, page 772, Register's Office for Davidson County, Tennessee.

Mary L. Sullivan, also known as Mary Cobb Sullivan, died on September 22, 2000 leaving Elmer M. Sullivan as her surviving spouse. Pursuant to Order entered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-136, a certified copy of which is of record in Instrument No. 20070502-0052464, Register's Office for Davidson County, Tenessee, James D. Roney, Conservator of the person and estate of Elmer Marion Sullivan, also known as Elmer M. Sullivan, was authorized to convey the herein described property to the Grantee.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4505, 4507 AND 4511 Indiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their 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, their 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 2nd day of May, 2007.

James D. Roney, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James D. Roney, Conservator for the person and estate of Elmer Marion Sullivan, also known as Elmer M. Sullivan, 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 2nd day of May, 2007.

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 $140,000.00.

AFFIANT

Subscribed and sworn to before me this 2 day of May, 2007.

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