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

Davidson County DEEDWARR
Recvd: 08/20/07 14:52 3 pgs
Fees:18.00 Taxes:1147.00
20070820-0099599

ADDRESS NEW OWNER:

Claire O'Brien King
241-35TH Avenue, North
Nashville, TN 32709

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 92-13
PARCEL 380

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 Building Group, Inc., a Tennessee corporation** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Claire O'Brien King** ("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:

> Land in Davidson County, Tennessee, being Lot No. 163 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 Richard Ice, unmarried, and Susan Henderson, unmarried, as joint tenants with the right of survivorship, by deed from Robert E. Dolan and wife, Bonnie H. Dolan, dated June 13, 2002, of record in Instrument No. 20020614-0072769, Register's Office for Davidson County, Tennessee. The said Susan Henderson, unmarried, conveyed her interest in the property to Richard Ice, by Quitclaim Deed dated April 12, 2006, of record in Instrument No. 20060413-0042526, said Register's Office. Richard Ice, unmarried, conveyed his interest in the property to Richard Ice Building Group, Inc., a Tennessee corporation, by Quitclaim Deed of record in Instrument No. 20070820-0099597, 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 241 35th Avenue North, 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 it 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 itself, its 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 its hand this 17 day of August, 2007.

Richard Ice Building Group Inc

BY: _____
Richard Ice, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, 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 himself to be the President of **Richard Ice Building Group, Inc.**, a Tennessee corporation, the within named bargainor, and that he as such President executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal this the 17 day of July, 2007.

_____
Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 17 day of August, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008