Davidson County DEEDWARR
Recvd: 12/11/07 12:34 2 pgs
Fees:13.00 Taxes:759.03
20071211-0142886

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

ADDRESS NEW OWNER:

Sandy Johns and
Karrie McCullough
4509A Indiana Avenue
Nashville, TN 37209

SEND TAX BILL:

Countrywide Bank
PO Box 660694
Dallas, TX 75266-0694

MORTGAGEE:

MAP AND PARCEL:
MAP 91-12
P/O PARCEL 71

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 **Sandy Johns and Karrie McCullough as joint tenants with the right of survivorship** ("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:

> Land in Davidson County, Tennessee, being Unit No. 4509A, together with the appurtenant interest in the common elements of the 4509 Westover Townhome Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20071120-0135562, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.
>
> Being part of the same property conveyed to Richard Ice Building Group, Inc. by deed from Richard Ice, unmarried, of record in Instrument No. 20070502-0052470, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4509A 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 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, it 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 its hand this 30th day of November, 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 30th day of November, 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 $205,142.00.

_____
AFFIANT

Notary Seal present,
but could not be reproduced.

_____
Bill Garrett
Davidson County Register of Deeds

Subscribed and sworn to before me
this 30 day of November, 2007.

_____
NOTARY PUBLIC
My Commission Expires: 2.9.8

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE