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

Davidson County DEEDWARR
Recvd: 04/04/08 12:01 3 pgs
Fees:18.00 Taxes:370.00
20080404-0034325

**ADDRESS NEW OWNER:**

Richard Ice Building Group Inc
4517 Charlotte Avenue
Nashville, TN 37209

**SEND TAX BILL:**

New Owner

**MAP AND PARCEL:**
10401022600

# 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, **Greer C. Tidwell and wife, Claudette B. Tidwell**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Richard Ice Building Group Inc.**, a Tennessee corporation ("Grantee"), its 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 the northerly 37 feet of Lot No. 129 and the southerly one-half of Lot No. 130 on the plan of part of West Grove Subdivision as of record in Book 421, page 109, Register's Office for said County.
>
> Said parts of Lots Nos. 129 and 130 front together 62 feet on the easterly side of 38th Avenue, North, and run back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Greer C. Tidwell and wife, Claudette B. Tidwell by deed from Delores A. Singleton, an unmarried widow, of record in Book 5771, page 131, Register's Office for Davidson County, Tennessee.
>
> 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 210-38th Avenue, North, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its 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 our hands this 2 day of April, 2008.

Greer C. Tidwell

Claudette B. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Greer C. Tidwell and Claudette B. Tidwell, 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 2 day of April, 2008.

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 $100,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 2 day of April, 2008.

**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, Catherine H. Gwyn, 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, Catherine H. Gwyn 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: 9-18-2011

Notary's Seal

