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

Record and Return to:
Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

ADDRESS NEW OWNER:

Brian J. Costner
5767 Maudina Avenue
Nashville, TN 37209

SEND TAX BILL:
new owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/04/08 09:40 2 pgs
Fees:13.00 Taxes:666.00
20080604-0057000

MAP AND PARCEL:
Part of
103020D01100CO

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 **Brian J. Costner, unmarried** ("Grantee"), his 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 2 on the plan described as "Westland Square Town Home Condominium I Condominium Exhibit', which is recorded as "EXHIBIT C" to the Master Deed for Westland Square Townhome Condominiums I as of record as instrument number 20080516-0050698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Westland Square Townhome Condominiums I, A Horizontal Property Regime, are established pursuant to the said Master Deed and the By-Laws recorded as "Exhibit B" thereto and established pursuant to the Tennessee Horizontal Property Act, as set forth in Section 66-27-101, et seq. of the Tennessee Code Annotated. This conveyance shall include but is not limited to the undivided percentage interest in all Common Elements and all rights appurtenant to the said Condominium development.

Being part of the same property conveyed to Richard Ice Building Group, Inc., by deed from McGinn & Wilson, GP, a Tennessee General Partnership comprised of Kevin McGinn and Timothy Wilson; Timothy Wilson, a married man; and Kevin McGinn, a married man, of record in Instrument No. 20070411-0042954, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from McGinn & Wilson GP, a Tennessee General Partnership comprised of Kevin McGinn and Timothy Wilson, of record in Instrument No. 20070411-0042955, said Register's Office; and by Quitclaim Deed from Tim Wilson of record in Instrument No. 20070411-0042956, said Register's Office; and by Quitclaim Deed from Kevin McGinn of record in Instrument No. 20070411-0042957, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5767 Maudina Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is 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 assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his 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 30 day of May, 2008.

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 30 day of May, 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 $180,000.00

_____
AFFIANT

Subscribed and sworn to before me
this 30 day of May, 2008.

_____
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires
April 17, 2010

SHELBY COUNTY TENNESSEE NOTARY PUBLIC JAMES ALEXANDER