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

Davidson County DEEDWARR
Recvd: 08/26/08 16:05 3 pgs
Fees:18.00 Taxes:675.25
20080826-0087702

ADDRESS NEW OWNER:

Ryan Ochsner
5763 Maudina Avenue
Nashville, TN 37209

SEND TAX BILL:

Richard Ice Building Grp, Inc.
4517 Charlotte Avenue
Nashville, TN 37209

MORTGAGEE:
Franklin American Mortgage
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

MAP AND PARCEL:
MAP 103-2E
PARCEL 2

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**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ryan Ochsner** ("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 No. 2 of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080722-0075200, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20080722-0075200, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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, which have been prorated and will be paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5763 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 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, itself heirs, 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 22 day of August, 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 22 day of August, 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 $182,500.00.

_____
AFFIANT

Subscribed and sworn to before me
this 22 day of August, 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, 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.

Elaine Phelps
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