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

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

ADDRESS NEW OWNER:

Eric Tonnar
4009B Nevada Avenue
Nashville, TN 37209

SEND TAX BILL:

MORTGAGEE

MORTGAGEE:

COMMUNITY FIRST BANK AND TRUST
501 S JAMES CAMPBELL BLVD
COLUMBIA, TN 38401

MAP AND PARCEL:

091160D00200CO

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 **Eric Tonnar** ("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 Nevada Park Townhomes, 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. 20081231-0124121, 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 Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20081231-0124121, 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., a Tennessee corporation, by deed from Kevin C. Jones, unmarried, of record in Instrument No. 20080609-0058561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

BILL GARRETT, Davidson County
Trans:T20090029128 DEEDWARR
Recvd: 05/04/09 10:37 2 pgs
Fees:13.00 Taxes:854.70
20090504-0040312

This is improved property known as 4009B Nevada 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 successors, 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 29 day of April, 2009.

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 29 day of April, 2009.

_____
Notary Public

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

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $231,000.00.

_____
AFFIANT

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me
this 29 day of April, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-9-12