State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,900.00

Subscribed and sworn to before me, this 17th day of October, 2002,

Affiant

Notary Public

KATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires Notary Expiration

My Commission Expires JULY 08, 2005

Davidson County DEEDWARR
Recvd: 10/18/02 11:14 2pgs
Fees:13.00 Taxes:584.23

20021018-0128177

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11373

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tracy R. Greene, unmarried **965 Waynewood Lane** **Hermitage, TN 37076** MAP & PARCEL NO. **075-12-0-B/038.00**	**Ivanhoe Financial, Inc.** **604 Courtland Street, Ste. 320** **Orlando, FL 32804**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Joseph Kos and Mary L. Kos, husband and wife

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Tracy R. Greene, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Being Lot No. 80 on the plan of Brookside Woods, Phase 2, of record in Book 9700, Page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto Joseph Kos and Mary L. Kos, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated July 12, 1999, recorded July 15, 1999, in Book 11573, Page 736, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **965 Waynewood Lane, Hermitage, TN 37076.00**.

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **October 17, 2002** .

Joseph Kos

Joseph Kos, Grantor

Mary L. Kos

Mary L. Kos, Grantor

State of Tennessee
County of Davidson

On this 17th day of October, 2002, before me personally appeared **Joseph Kos and Mary L. Kos**, husband and wife, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires: Notary Expiration

Catherine C Bingham

Notary Public

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the of , the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the day of , 2000.

My Commission Expires:

Notary Public

Warranty Deed

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