Please give to Box 1

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020326

Davidson County DEEDWARR
Recvd: 11/26/02 11:23 3pgs
Fees:18.00 Taxes:847.30
20021126-0146510

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph D. Ivey and wife, Kelley S. Ivey** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Angelo LaMattina and wife, Rosaria LaMattina** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of November, 2002.

Joseph D. Ivey
Joseph D. Ivey

Kelley S. Ivey
Kelley S. Ivey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Joseph D. Ivey and wife, Kelley S. Ivey** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 22nd day of November, 2002

Notary Public

My Commission Expires: 5-22-04

HOLLEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $229,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2002.

Notary Public

My Commission Expires: 5.22.04

MAP AND PARCEL NUMBERS: 182-00-0-117.00

ADDRESS NEW OWNER:
6010 Cane Ridge Raod
Antioch, TN 37013

SEND TAX BILLS TO ~~THE SAME ADDRESS~~
BancMortgage Financial Corp
Attn: Hammond Drive
Ste 1020
Atlanta, GA 30328

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Tract No. 4 of a survey of the Charles C. Bonds Tract acquired by deed of record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee, and being more particulary described according to survey by Billy Carl Tomlin, surveyor, dated May 1, 1975 as follows:

Beginning at an iron pin in the easterly margin of Cane Ridge Road, said point being the northerly corner of tract No. 3 conveyed to Walter J. Hugh, Jr. of record in Book 4974, Page 94; thence along the easterly margin of Cane Ridge Road North 34 deg. 15' West 172 feet, thence North 50 deg 50' East 1082 feet to a point; thence South 82 deg. 51' East 616 feet to a point; thence South 4 deg. 34' West 384 feet; thence North 77 deg. 15' West 528 feet to a point; thence South 89 deg. 30 " West 272.6 feet to a point; thence South 47 deg. 30' West 721.8 feet to the point of beginning containing 8.51 acres more or less.

Being the same property conveyed to Joseph D. Ivey and wife, Kelley S. Ivey, from Michael F. Martin and wife, Nancy J. Martin by Warranty Deed dated July 31, 1998 and recorded August 10, 1998 in Book 11058, Page 938, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).