SOUTHERN TITLE SERVICES, LLC
2637 MURFREESBORO PIKE
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,900.00.

Dwight Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2002.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 08, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheena Walker and Dwight Walker, wife and husband	Ivanhoe Financial, Inc.	Map: 150-8-20
(NAME) 3432 Country Ridge Dr.	(NAME) 604 Courtland St., Ste. 320	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Orlando, FL 32804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROSE A. YATES, UNMARRIED, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SHEENA WALKER AND DWIGHT WALKER, WIFE AND HUSBAND, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 249, on the plan of THE COUNTRY, SECTION 7-A, as shown by plat appearing of record in Plat Book 6250, Page 308, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rose A. Yates by Warranty Deed of record in Book 8639, Page 843, said Register's Office.

This conveyance is subject to the following:

Restrictive Covenants of record in Book 6482, page 682; and, any and all matters as shown on plat of record in Plat Book 6250, page 308; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3432 Country Ridge Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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 our hands this 12th day of December, 2002.

Rose A. Yates

Rose A. Yates

Davidson County DEEDWARR
Recvd: 12/20/02 10:06 2pgs
Fees:13.00 Taxes:580.53

20021220-0157364

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Rose A. Yates, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2002.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 08, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217