WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/03 11:33 2pgs
Fees:13.00 Taxes:536.50
20030312-0033005

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: Oct. 25, 03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason K. Forrest (NAME)	Ivanhoe Financial, Inc. (NAME)	MAP 030
5072 Seymour Hollow Road (ADDRESS)	604 Courtland Street, Suite 320 (ADDRESS)	PARCEL 161
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Orlando, FL 32804 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Freddie L. Fox and wife, Teresa S. Fox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason K. Forrest AND WIFE, Blakley Forrest

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:

A certain lot or parcel of land situated in the 14th District of Davidson County, Tennessee, described according to a survey by William Martin Keel dated January 18, 1978 as described as follows:

Beginning at a spike in the centerline of Seymour Hollow Road, said spike being 2127.1 feet from the intersection of the centerline of Seymour Hollow Road with the centerline of Whites Creek Pike; thence leaving Seymour Hollow Road and following a fence south 0 degrees 29' 2" east 262.73 feet to an iron pin at a fence corner, thence following the fence south 87 degrees 15' 19" west 510.41 feet to an iron pin in a fence corner; thence following the fence, north 0 degrees 16' 6" east 307.53 feet to a spike in the centerline of Seymour Hollow Road; thence with the centerline of said road, south 89 degrees 13' 27" east 465.27 feet to a spike; thence south 71 degrees 20' 7" east 43.2 feet to the point of beginning containing 3.38 acres, more or less.

BEING the same property conveyed to Freddie L. Fox and wife, Teresa S. Fox by Warranty Deed from Marjorie Burton Sams and husband, Paul Sams of record in Book 5268, page 510, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Samantha G. Fox executes this Instrument as Attorney-in- Fact on behalf of Freddie L. Fox pursuant to Special Power-of-Attorney of record by Isntrument No. 20030312-0033004, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 5072 Seymour Hollow Road, Whites Creek, TN 37189 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 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 our hand S this 5th day of March, 2003

Freddie L. Fox
By: Freddie L. Fox By Samantha C. Fox

Samantha C. Fox, Attorney-in-fact

Teresa S. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA S. FOX the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of March, 2003.

My Commission Expires: My Commission Expires OCT. 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this 5th day of March, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SAMANTHA C. FOX to me known to be the person who executed the foregoing instrument in behalf of FREDDIE L. FOX, and acknowledged that she executed the same as the free act and deed of the FREDDIE L. FOX.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of March, 2003.

My Commission Expires: 10/25/03

My Commission Expires OCT. 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

My Commission Expires: _____

Notary Public