WARRANTY DEED

CHAD WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 3-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Ivey (NAME)	Mortgage Lenders Network USA, (NAME)	032-130 04600
4202 Brick Church Pike (ADDRESS)	Middlesex Corp. Center 11th fl. (ADDRESS)	
WHITES CREEK, TENNESSEE 37189 (CITY) (STATE) (ZIP)	Middletown, CT 06457 (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, Ericka Myles-Dixie **AND HUSBAND VINCENT B. DIXIE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Ivey and Elizabeth Ivey, husband and wife

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:

Property located at 4202 Brick Church Pike, Davidson County, Whites Creek, Tennessee 37189 AND:

Being Lot No. 3 on the Plan of Timbertrail, Section 3, as of record in Book 5190, Page 745, Register's Office for said County, to which plat reference is hereby made for further description of said property.

Being the same property conveyed to Ericka Myles-Dixie on 04/06/99, by deed from United States Marshal for the Middle District of Tennessee, filed for record on 04/15/99, in Book 11433, page 107, Register's Office for Davidson County, Tennessee. Rerecorded in Boook 11466, page 215 on 05/06/99, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/14/03 09:42 2pgs
Fees:13.00 Taxes:508.80

20030714-0097754

unimproved ( )
This is improved (X) property, known as 4202 Brick Church Pike, Whites Creek, Tennessee 37189
(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 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 30th day of June 2003

Ericka Myles-Dixie

~~Ericka~~ Myles-Dixie

VINCENT B. DIXIE

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 ~~Erika~~ Myles-Dixie and husband Vincent B. Dixie Ericka

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 30th day of June, 2003.

Commission expires 3-26-05

CWaters
Notary Public

CHAD WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public