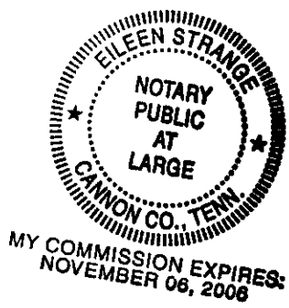
File #200370048



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,025.00.

Darcelle M. Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2003.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: 11/06/06

(AFFIX SEAL)

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
Darcelle M. Wagner	Ivanhoe Financial, Inc.	Map: 41-07-70.00
(NAME) 1201 Bell Grimes Lane	(NAME) 604 Courtland St., Suite 320	Parcel:
(ADDRESS) Nashville TN 37207	(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, ROBERT E. RUSSELL AND SABRENIA M. RUSSELL, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DARCELLE M. WAGNER, hereinafter called the GRANTEES, her 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. 25, on the Plan of Section I, Bellshire Estates, as shown by plat appearing of record in Plat Book 2133, Page 124, 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 Robert E. Russell and wife, Sabrenia M. Russell, by Warranty Deed of record in Book 9110, Page 570, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 2294, Page 346, and made applicable in Book 2298, Page 109; Easement for Sanitary Sewers, Storm Drainage, water Mains, and Appartenances of record in Book 6247, Page 56; Easement to Tennessee Natural gas Lines, Inc., by decree in Minute Book 46, Page 445, 3rd Circuit Court of Nashville, Tennessee (Contained in Deed of record in Book 4286, Page 62), and, any and all matters shown on plat of record in Plat Book 2133, Page 124; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( ) property, known as 1201 Bell Grimes Lane, Nashville, TN 37207
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 07/25/03 13:54 2pgs
Fees:13.00 Taxes:458.89
20030725-0104325

Witness our hands this 18th day of July, 2003.

Robert E. Russell

Sabrenia M. Russell

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Robert E. Russell and wife, Sabrenia M. Russell who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of July, 2003.

Notary Public

My Commission Expires: _____

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

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