WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00 Affiant Subscribed and sworn to before me, this 23rd DAY OF July, 2003. Notary Public MY COMMISSION EXPIRES: 6-14-07 (AFFIX SEAL)
ET-03-4233	

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J. ~~McDuffee~~ McDuffee, unmarried	Ivanhoe Financial, Inc.	
(NAME)	(NAME)	
1314 Berry Street	604 Courtland Street, Ste 320	053-03-0-94.00
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Orlando, FL 32804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLARA R. SIKES AND OSCAR D. RICE AND ROY J. RICE, HEIRS AT LAW, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SAMUEL J. MCDUFFEE UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

of Roy S. and Willie M. Rice,

Being Lot No. 161, Section "0", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 80.0 feet on Berry Street, containing 0.12 acres, more or less.

Being the same property conveyed to Roy S. Rice and Willie M. Rice, his wife, tenants by the entireties, by Deed from E. I. du PONT de Nemours and Company, a Delaware corporation, dated October 25, 1951 of record in Book 2028, Page 512, Register's Office of Davidson County, Tennessee. The said Roy S. Rice and Wille M. Rice both having since died intestate.

* (Nemours)

This conveyance is subject to Restricions of record in Book 2028, Page 512, said Register's Office.

This conveyance is subject to a permanent easement of record in Book 2028, Page 512, said Register's Office.

This conveyance is subject to an easement of record in Book 1424 Page 66, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1314 Berry Street, Old Hickory, Tennessee 37138
(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.

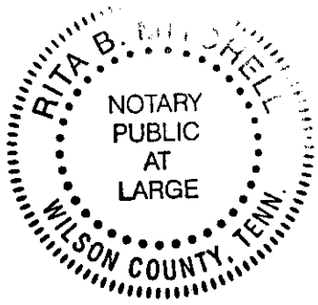
Witness my/our hand(s) this 23rd day of July, 2003.

Clara R. Sikes
Clara R. Sikes

Oscar D. Rice
Oscar D. Rice

ROY J. RICE

Davidson County DEEDWARR
Recvd: 07/28/03 12:03 2pgs
Fees:13.00 Taxes:269.73
20030728-0104997



STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Clara R. Sikes (***), the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 23rd day of July, 2003.

My Commission Expires: 6-14-07

Rita B. Mitchell
Notary Public

(**) And Oscar D. Rice and
Roy J. Rice
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said 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, 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 _____.

Witness my hand and official seal at office at _____ on this the 23rd day of July, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW