File #200370087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

MY COMMISSION EXPIRES: NOVEMBER 06, 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
Marvella Holbert	Ivanhoe Financial, Inc.	Map: 53-03-89.00
(NAME) 1300 Berry Street	(NAME) 604 Courtland St., Suite 320	Parcel:
(ADDRESS) Old Hickory TN 37138	(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, JEREMY L. BURNS AND WIFE, KIMBERLY L. BURNS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MARVELLA HOLBERT A SINGLE WOMAN, 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. 156, on the Plan of Section "C", of the Village of Old Hickory, as shown by plat appearing of record in Plat Book 1424, Page 66, 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 Jeremy L. Burns and wife, Kimberly L. Burns by Warranty Deed July 31, 1997, of record in Book 10554, Page 103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 1424, Page 66; Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1300 Berry Street, Old Hickory, TN 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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 11th day of August, 2003.

Jeremy L. Burns

Kimberly L. Burns

Davidson County DEEDWARR
Recvd: 08/19/03 13:47 2pgs
Fees:13.00 Taxes:310.80

20030819-0120097

STATE OF Tennessee

COUNTY OF Davidson

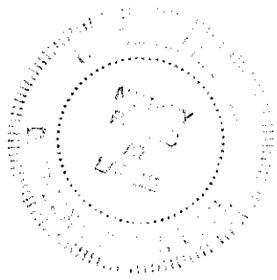
Before me, the undersigned Notary Public, personally appeared Jeremy L. Burns and wife, Kimberly L. Burns who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of August, 2003.

Kimberly A. Baer
Notary Public

My Commission Expires: 1-29-05

(SEAL)



Mail After Recording To:

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