THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***149,900.00.

Affiant

Subscribed and sworn to before me this 14th day of November, 2003.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 11/24/03 16:04 2pgs
Fees:13.00 Taxes:554.63
20031124-0170816

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
GORDON STEWART 4702 Langston Drive Nashville, Tennessee 37211	Ivanhoe Financial, Inc. 604 Courtland St. #320 Orlando, FL 32804	MAP 133-13 PARCEL 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***149,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, TIMOTHY A. JONES and wife, CAROLINE C. JONES, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto GORDON STEWART and wife, CHERYL STEWART, (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:

BEING Lot No. 592 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 592 fronts 90.0 feet on the east side of Langston Drive and extends back 116.2 feet on the north line and 164.5 feet on the south line to a dead line in the rear on which it measures 80.5 feet.

BEING the same property conveyed to Timothy A. Jones and wife, Caroline C. Jones, by deed from Walter E. Bowden and wife, Kathleen P. Bowden, of record in Book 11506, page 664, Register's Office for Davidson County, Tennessee.

This is improved property known as 4702 Langston Drive, Nashville, Tennessee 37211.

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.

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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Caldwell hall, Section VII, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of November, 2003.

TIMOTHY A. JONES

CAROLINE C. JONES

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 Timothy A. Jones and Caroline C. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2003.

Notary Public

My Commission Expires: 10/17/05