THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $63,000.00.

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2003.

Notary Public
My Commission Expires: 1/31/04

FILE BOX 45

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

FROM:	TO:
AMSOUTH BANK	HENRY VEGA

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
HENRY VEGA 201 Farris Avenue Madison TN 37115	Ivanhoe Financial Inc. 604 Courtland Street S-320 Orlando FL 32804	Map # 043-15-0 Parcel # 93

SPECIAL WARRANTY DEED

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, AMSOUTH BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto HENRY VEGA, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lots Numbers 9 and 10 on the Map of Rock Hill Subdivision, Block "A", described according to a survey made by Ewell, Anderson, Surveyor, in August, 1945, as follows:

BEGINNING on the easterly margin of Farris Avenue at a point three hundred feet south of the property conveyed to McHale Farris et ux by deed of record in Book 1344, page 138, Register's Office of Davidson County, Tennessee. Said point is the common corner of lots number 8 and 9; thence with the line between said two lots easterly two hundred feet; thence southwardly one hundred feet to the common corner of lots 10 and 11; thence with the line between said two lots westerly two hundred feet to the easterly margin of Farris Avenue; thence with said avenue northwardly one hundred feet to the beginning.

Being the same property conveyed to AmSouth Bank by deed dated May 28, 2003, from I. Dyke Tatum, Substitute Trustee, of record in Instrument 20030528-0071871, said Register's Office. Also being the same property

Davidson County DEEDWARR
Recvd: 12/01/03 10:26 2pgs
Fees:13.00 Taxes:233.10
20031201-0172325

conveyed to Lloyd Johnson by deed dated October 16, 2000, from Nathaniel Lon Melson and William Enoch Melson, and recorded in Instrument 20001020-0104390, said Register's Office.

The street address of the Real Property is 201 Farris Ave., Madison, TN 37115, ____ Unimproved/ X Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 21 day of November, 2003.

GRANTOR - AMSOUTH BANK

By: Mark Reiber
Title: Vice President

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Reiber with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President respectively of AmSouth Bank, the within named bargainor, and corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mark Reiber as such Vice President.

Witness my hand and official seal at Birmingham, Alabama this 21 day of November, 2003.

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 25, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Katrina L Harris
NOTARY PUBLIC

NOTARY PUBLIC ALABAMA STATE AT LARGE