Davidson County DEEDWARR
Recvd: 05/07/04 15:12 2pgs
Fees:13.00 Taxes:1517.00

20040507-0052454

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42927

WARRANTY DEED

ALAN C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Loyco, Jr.	Ivanhoe Financial, Inc.	83-9-92
1115 Forrest Avenue	604 Courtland Street, Suite 320	
Nashville, TN, 37206	Orlando, FL 32804	

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, I/WE,

Kenneth D. Smith and Richard L. Bogle, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Loyco, Jr. and Katherine B. Loyco, husband and wife

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. 28 on the Plan of Judge B. D. Bell's Addition called 'Bellview', as of record in Book 332, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines with the westerly margin of North 12th Street 160 feet to an alley.

Being the same property conveyed to Kenneth D. Smith and Richard L. Bogle, both unmarried, by Warranty Deed from Annie S. Dinwiddie, a widow, of record in Book 7472, Page 597, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1115 Forrest Avenue, Nashville, TN 37206

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 30th day of April, 2004

Kenneth D. Smith

Richard L. Bogle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kenneth D. Smith and Richard L. Bogle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004

Notary Public

My Commission Expires: 7/29/2006

