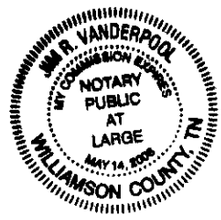
JRV # 04-00295

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 109,750.00

Jessica Wells
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher Rollins and Anne Rollins	Ivanhoe Financial, Inc.	MAP:63-08
456 Hadley's Bend Boulevard	604 Courtland Street, Suite 320	Parcel:233.00
Old Hickory, TN 37138	Orlando, FL 32804	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AT HOME AMERICA, LLC A TENNESSEE LIMITED LIABILITY COMPANY

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

CHRISTOPHER ROLLINS AND WIFE, ANNE ROLLINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 456 Hadley's Bend Boulevard, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 11th day of June, 2004.

At Home America, LLC a Tennessee limited liability company

BY: H. David Bearden
H. David Bearden, Member Manager

Davidson County DEEDWARR
Recvd: 06/24/04 09:01 2pgs
Fees:13.00 Taxes:406.08

20040624-0074850

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, David Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the member manager of AT HOME AMERICA, LLC A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a corporation, and that David Bearden, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 11th day of June, 2004.

Notary Public_____

My Commission Expires:_____

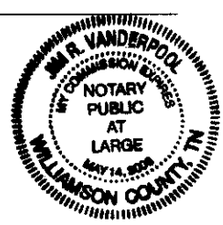


EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 5 of Block "T" on the Map of Hadley Bend City, as of record in Book 421, Page 120, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, for said County, February 18, 1949, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to George M. Davis and wife, Robbie M. Davis by Warranty Deed dated September 20, 1965 of record in Book 3939, Page 603, and further conveyed to At Home America, LLC, a Tennessee Limited Liability Company by Warranty Deed dated October 23, 2003 from Robbie M. Davis Gunn, unmarried, of record in Instrument Number 20031105-0162555, Register's Office for Davidson County, TN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein