Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/21/04 13:42 2pgs
Fees:13.00 Taxes:438.82

20041021-0126865

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,600.00

Affiant

Subscribed and sworn to before me, this 13th day of October, 2004.

Notary Public
My commission expires:

08-0409-90363

Address of New Owner:	Send Tax Bills to:	Tax Information
Roberto Galvan	Ivanhoe Financial, Inc.	053-090-095.00
907 Tamarack North	604 Cortland Street, Suite 320	
Madison TN 37115	Orlando, FL 32804	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William B. MacKall, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alicia Galvan, married and Roberto Galvan, unmarried, hereinafter called the Grantees, their successors 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 Lot No. 59-B, Zone Lot Division, Lots 58 thru 62, Kimbolton, Phase II, of record in Plat Book 6900, page 794, as amended in Book 6900, page 899, said Register's Office for Davidson County, Tennessee.
>
> Being the same the same property conveyed to William B. Mackall, Jr., a single man by deed from David L. Dykes and wife, Terri L. A. Dykes, dated July 25, 1996 of record in Book 10143, page 869, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 907 Tamarack North, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of October, 2004.

William B. MacKall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. MacKall and , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 13th day of October, 2004.

Ester Baldwin

State of Tennessee at Large

My Commission expires 7-29-06

