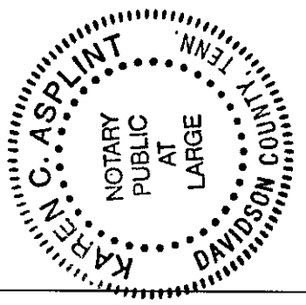
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Bradley S Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-21-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

Davidson County DEEDWARR
Recvd: 04/05/05 16:00 2 pg
Fees:13.00 Taxes:314.13

20050405-0037440

R-2085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley S. Reynolds	Ivanhoe Financial, Inc.	086-06-0-A 538.00 CO
(NAME)	(NAME)	
538 Chandler Place	604 Courtland Street, Suite 320	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Orlando, FL 32804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, William J. Spicer and wife, Judy L. Spicer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley S. Reynolds, a single man, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 538 on the plan of Steeplechase Condominiums, according to the Plan of record in Book 6200, Page 454 and as Ex. To Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING all of the same property conveyed to William J. Spicer and wife, Judy L. Spicer by Warranty Deed dated July 11, 2002 from CYM, Inc. of record in Instrument Number 20020813-0097572, Register's Office for Davidson County, Tennessee.

Bill Spicer executes this Warranty Deed for and on behalf of William J. Spicer and Judy L. Spicer pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 538 Chandler Place Condominium 538, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 1st day of April, 2005.

William J Spicer by Bill Spicer (atty in fact)
William J. Spicer By: Bill Spicer, Atty in fact

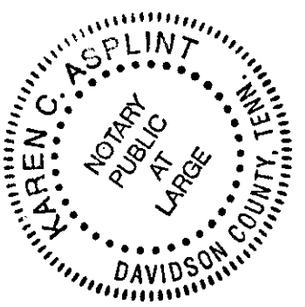
Judy L Spicer by Bill Spicer (atty in fact)
Judy L. Spicer By: Bill Spicer, Atty in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bill Spicer, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of William J. Spicer and Judy L. Spicer, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said William J. Spicer and Judy L. Spicer. Witness my hand and Notarial Seal this 1st day of April, 2005.

Notary Public

My Commission Expires: 7-21-07



RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167