(1)

Return to:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN. 37067

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

Davidson County DEEDWARR
Recvd: 10/09/02 10:17 2pgs
Fees:13.00 Taxes:207.20

20021009-0123263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by INVESTORS DEVELOPMENT, LLC, and SUWANNEE PROPERTIES, LLC and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, RICHARD PILIPONIS and ANTHONY CHERRY, have bargained and sold, and by these presents do transfer and convey unto the said INVESTORS DEVELOPMENT, LLC, and SUWANNEE PROPERTIES, LLC it's successors and/or assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the Southerly 170 feet of Lot No. 99 in the Barrow's Addition to Edgefield, as of record in Minute Book 1, Page 13, Chancery Court at Nashville, said part of Lot No. 99 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to RICHARD PILIPONIS and ANTHONY CHERRY by Special Warranty Deed from Chapel Mortgage Corporation, of record in Instrument No. 20020731-0091563, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said INVESTORS DEVELOPMENT, LLC, and SUWANNEE PROPERTIES, LLC it's successors and/or assigns, forever. And we do covenant with the said INVESTORS DEVELOPMENT, LLC, and SUWANNEE PROPERTIES, LLC that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said INVESTORS DEVELOPMENT, LLC, and SUWANNEE PROPERTIES, LLC it's successors and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 4th day of October, 2002.

RICHARD PILIPONIS

ANTHONY CHERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **RICHARD PILIPONIS and ANTHONY CHERRY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 4th day of October, 2002.

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03



AFFIDAVIT

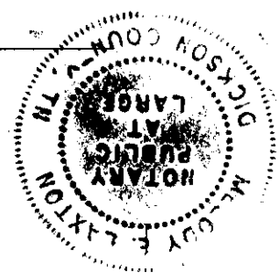
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $56,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 4th day of October, 2002.

Melody E Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03



MAP 82-16
PARCEL 175.00

ADDRESS OF NEW OWNERS:
INVESTORS DEVELOPMENT, LLC
SUWANNEE PROPERTIES, LLC
1309 Keystone Court
Franklin, TN. 37064

SEND TAX BILLS TO:

SAME