BOX 10-A

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 12/16/02 10:25 3pgs
Fees:18.00 Taxes:506.64
20021216-0154320

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Alan L. Looney and Heather H. Looney	Same	Map 117-13-B
5214 Maryland Way, Suite 102		Parcel 142
Brentwood, TN 37027		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LANDSTAR DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto Alan L. Looney and wife, Heather H. Looney ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 912, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Landstar Development, LLC, a Tennessee limited liability company, by deed from the Frank R. Leu Revocable Trust of record in Instrument No. 2001-04190039007, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 912 Bowring Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of the duly authorized officer of Grantor this the 5 day of Decembers 2002.

LANDSTAR DEVELOPMENT, LLC

By: William N. Adkins
William N. Adkins, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William N. Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Landstar Development, LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Nashville Tennessee, this 5 day of Decembers 2002.

Rita McDurrey
NOTARY PUBLIC

My Commission expires: 7-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $136,929.00.

Rita McDurrey
Affiant

Subscribed and sworn to before me, this the 11th day of December, 2002.

Kim C. Engelman
Notary Public

My Commission Expires: 3/27/04

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2002 and subsequent years, a lien, not yet due and payable.

2. The Plat of Abbottsford, Phase 2, a planned unit development, of record in Instrument No. 20010502-0044874, RODC.

3. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc. of record in Book 8106, page 1, RODC, as amended by instrument of record in Book 8627, page 254, RODC and by instruments of record in Book 9381, page 876, Book 10458, page 810 and Inst. No. 2001-03300030930, RODC.

4. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, as re-recorded in Inst. No. 20010514-0049648, RODC.