(4)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-Feb-04

(AFFIX SEAL)

File Number 2003-0029

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Hunter Downer	Same	072-040-
(NAME)	(NAME)	
1301 Boscobel	~~Boscobel St~~	227.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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, **Suwannee Properties, LLC and Investors Development, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Hunter Downer, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot Number 30 on the Plan of Inglewood Golf Club of record in Plat Book 843, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to U.S. Bank National Association, f/k/a First Bank National Association Trust U/A dated 12/1/98 (EQCC Home Equity Loan Trust 1998-4) by Substitute Trustee's Deed from Robert M. Wilson, JR., Substitute Trustee filed October 17, 2002, as instrument number 20021017-0127845 in the records of the Register's Office of Davidson County, Tennessee; and being the same property conveyed to Suwannee Properties, LLC and Investors Development, LLC by Special Warranty Deed of record in Instrument Number 20030123-0009594 said Register's Office of Davidson County, Tennessee.

Subject to: 2003 Taxes which have been prorated; Matters appearing on the Plan of record in Plat Book 843, page 98, and Easement of record in Book 4191, page 385, said Register's Office.

This is improved X property, known as 1517 McGavock Pike, Nashville, TN 37216
(unimproved)
(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 21st day of January, 2003.

Investors Development, LLC

By: _____

Suwannee Properties, LLC

By: _____ managing member

Davidson County DEEDWARR
Recvd: 01/23/03 09:59 2pgs
Fees:13.00 Taxes:249.75

20030123-0009595

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said State and County, Charles F. Caudell and James C. Woodard, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Chief Manager of Investors Development, LLC and Managing Member of Suwannee Properties, LLC, respectively, the within named bargainors, both being limited liability companies, and that they as such Chief Manager and Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by singing the names of the limited liability companies by the said Charles F. Caudell and James C. Woodard, II, as such Chief Manager and Managing Member, respectively.

Witness my hand, at Office, this 21st day of Jan, 2002.

Notary Public

My Commission Expires: 6-16-04

