03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,500.00

Gerard Jos. Rodriguez
Affiant

Subscribed and sworn to before me, this 23rd day of December, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 01/02/04 08:40 2pgs
Fees:13.00 Taxes:675.25

20040102-0000078

Address of New Owner:	Send Tax Bills to:	Tax Information
Gerard*Rodriguez *S.	Interfirst, a division of	72-4-1
1342 Stratford Avenue	ABN Mortgage Group	
Nashville TN 37216	777 E. Eisenhower, Ste 700	
	Ann Arbor, MI 48108	

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, Barry Downer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gerard*Rodriguez, hereinafter called the Grantees, their successors and *S. 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 part of Lots Nos. 202 and 203 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for said County, described as follows:

Beginning at the southeasterly corner of Stratford Avenue and Kennedy Avenue; thence along the easterly margin of Kennedy Avenue, South 30 degrees 49' West 101 feet to an iron pin; thence southerly 5 degrees 40' west 70.7 feet to the northwesterly corner of the property conveyed to Richard T. Harris and wife, as of record in Book 3180, Page 33; thence with their northerly line, southerly 55 degrees 45' east 110.2 feet; thence northerly 42 degrees 15' east 2 feet, more or less, to the southwesterly corner of the property conveyed to Myrtle E. Lankford et al, as of record in Book 3180, Page 35 and continuing with their westerly line northerly 42 degrees 15' east 150 feet to the southerly margin of Stratford Avenue; thence westerly with said Avenue northerly 51 degrees 10' west 170 feet to the beginning.

Being the same property conveyed to Barry Downer, an unmarried person, by deed from Gary J. Hill and wife, Clara Z. Hill of record in Instrument No. 20030313-0033826, 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 1342 Stratford Avenue, Nashville, TN 37216

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 23rd day of December, 2003.

Barry Downer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 23rd day of December, 2003.

Notary Public

My Commission expires 03/14/05