RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

B-AFG-04-0321

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

JOHN CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Shearer	First Horizon Home Loan Corp.	
321 Chamberlin Street	(NAME) P.O. Box 146	092-13-0 278.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we INVESTORS DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY AND SUWANEE PROPERTIES, LLC, A LIMITED LIABILITY COMPANY OF WYOMING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID W. SHEARER*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *unmarried

Lot 14, Block 27, PLUMMER PLACE, as shown on plat of record in Plat Book 161, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Investors Development, LLC, a Tennessee limited liability company, as to a one-half undivided interest, and Suwannee Properties, LLC, a limited liability company of Wyoming, as to a one-half undivided interest by Warranty Deed from Mary M. Johnson, unmarried, recorded the 4th day of February, 2004 in Instrument No. 20040204-0013656, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

"Suwanee" Properties, LLC being the correct name of the Grantor herein and incorrectly spelled as "Suwannee" in the Instrument of record as #20040204-0013656 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 321 Chamberlin Street, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of October, 2004.

Investors Development, LLC
By :
Title : C. M.

Suwanee Properties, LLC
By :
Title : managing member

Davidson County DEEDWARR
Recvd: 10/15/04 09:37 2pgs
Fees:13.00 Taxes:369.63
20041015-0124180

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Caudell, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Chief Manager of Investors Development, LLC a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 12th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Woodard, II, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Manager of Suwanee Properties, LLC, a Wyoming limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 12th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/19/2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903