26 D

BOOK 10948 PG 207

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Grand Canyon Properties, LLC	[Same	[Map 72-10]
[1500 Riverwood Drive	[	[Parcel 242]
[Nashville, TN 37216	[	[ ]
[	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]		
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-05-6006]		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Harold Dean Owen, Sr. (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Grand Canyon Properties, LLC, a Tennessee Limited Liability Company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 4 of an unrecorded Subdivision of R.C. Lewis' property as shown on the survey made by Norris H. Hickerson, November 14, 1946, described as follows:
Beginning at an iron pin in the easterly margin of Northview Avenue, 180 feet south of the southeast corner of Litton Avenue; thence along the line between Lots 3 and 4, South 86° 15' East 100 feet to an iron pin in the westerly line of the G. O. Cuff property; thence along Cuff's line, South 3° 45' West 50 feet to an iron pin; thence North 86° 15' West 100 feet to an iron pin in the easterly margin of Northview Avenue; thence along the margin of said Avenue, North 3° 45' East 50 feet to the point of beginning.

Being the same property in which an estate for life was conveyed to A. H. Owen with remainder interest in Ruby May Owen and Harold Dean Owen, Sr., as equal tenants in common by Quitclaim Deed from J. B. Watson, Jr., Trustee of record in Book 5526, page 217, Register's Office for Davidson County, Tennessee.

The said Ruby May Owen has since died on October 7, 1981, and upon her death title to a one-half (½) undivided remainder interest in and to the property herein conveyed was vested in Harold Dean Owen, Sr., Trustee for the benefit for life of both A. H. Owen and Eva Mae Brown, remainder to Harold Dean Owen, Sr. pursuant to the Last Will and Testament of Ruby May Owen,

The said A.H. Owen has since died on June 26, 1986, and upon his death, his interest in and to the property herein conveyed was vested in Eva Mae Brown, as the sole surviving life beneficiary.

The interest of Eva Mae Brown in and to the property herein conveyed was conveyed to Harold Dean Owen, Sr. by Quitclaim Deed from Eva Mae Brown of record in Book 6907, page 296, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2307 Northview Avenue, Nashville, Tennessee 37216.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for
[this transfer is $27,160.00.
[
[
[Subscribed and sworn to before me this
[22nd day of May, 1998.
[
[My Commission Expires: 3-6-99

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of May, 1998.

Harold Dean Owen, Sr.

98 MAY 28 AM 9:39
FELIX Z. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

04427614
IDENTIF. & REFERENCE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Dean Owen, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1998.

Notary Public

My Commission Expires: 10-12-99

250 05/28/98 1001 03CHECK 109.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10948 PG 209

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHMT 27160.00
CON TX 100.50
PRFEE 1.00
MTGED 8.00
TOTA [illegible]
[illegible] 109.50
05 28 '98 01 09:41 0001 2458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0442764
IDENTIF. ↑ REFERENCE

98 MAY 28 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1298415