BOOK 10970 PG 355

26 B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Grand Canyon Properties, LLC 1500 Riverwood Drive Nashville, TN 37216	New Owner	Map 133-02-0 Parcel 091.00

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

98-03-5018

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, We, Paul F. Durham and wife, Nadene Durham (The "Grantors") 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. 21 on the Map of W. G. Thuss' Subdivision, as of record in Book 547, Page 7, Register's Office for Davidson County, Tennessee.
Said Lot No. 21 fronts 50 feet on the southerly side of Thuss Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paul F. Durham and wife, Nadene Durham byWarranty Deed from Betty Sue Schwarz of record in Book 9527, Page 875, 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.

Deed Restrictions see attached Exhibit A

This is improved property commonly known as 317 Thuss Avenue, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 1998.

Notary Public

My Commission Expires: 11-24-2001

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, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered

except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of May, 1998.

Paul F. Durham

Nadene Durham

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 **Paul F. Durham and wife, Nadene Durham**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 11/27/99

NOTARY PUBLIC AT LARGE

EXHIBIT A

BOOK 10970 PG 357

ADDENDUM NUMBER ONE

Be it understood that the properties located at 315 Thuss Avenue and 317 Thuss Avenue (these properties are duly described in the associated deeds). It is agreed that these properties are hereby encumbered by the following deed restriction and in the interest of Radnor Baptist Church all parties to any and all exchanges of the title to the aforementioned properties do recognize the following.

This property shall not be transferred without the written authorization of the following entities:

Radnor Baptist Church
3112 Nolensville Rd.
Nashville, TN

U.S. Retirement Concepts, LTD
3110 Nolensville Pike
Nashville, TN

Dr. Paul Durham
166 Wilson Pike Suite
Nashville, TN

and/or any assigns acting in the benefit of the foregoing entities so stated in writing to all interested parties.

The aforementioned entities shall also have the right of first refusal on any future sale of the properly at the ~~advertised price~~ (Same offer as others) JL MP

These restrictions shall be in effect until May 21, 2008 and may be extended after that date when so executed in writing by all parties at that time.

This document shall be executed in accord with the laws of the state of Tennessee and its appropiate annals and codes.

_____ Date 5/24/98 (for Radnor Baptist)

_____ Date 28 MAY 98 (for Grand Canyon Properties)

_____ Date 5/24/98 ( )

_____ Date _____ ( )

_____ Date _____ ( )

_____ Date _____ ( )

This instrument prepared by Gregory B. Pitts, managing partner Grand Canyon Properties LLC

0448419

IDENTIF. & REFERENCE

98 JUN 10 AM 9:21

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8481 06/10 0101 03CHECK 161.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10970 PG 358

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
			CAMT	40000.00
			CON TX	148.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	161.00
			CHECK	161.00

06/10/98 01 09:20 0001 8481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

044819

IDENTIF. ↑ REFERENCE

98 JUN 10 AM 9:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304367