This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
GRAND CANYON PROPERTIES, L.L.C.
1500 Riverwood Drive
Nashville, TN 37216

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-11
PARCEL 187
12DA-25630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edward G. Brown, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GRAND CANYON PROPERTIES, L.L.C., hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, ~~to~~ wit:

BEING Lot No. 28, on the Plan of Trinity Heights Addition, of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward G. Brown, a single person , by deed from Administrator of Veterans Affairs of record in Book 5262, Page 919, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and assumed by Grantee(s) .

Beverly Brown joins in the execution of this instrument to ~~convey~~ whatever interest she may have, especially marital rights.

This is improved property known as 325 Gatewood Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRAND CANYON PROPERTIES, L.L.C., it's successors and assigns, forever; and we, Edward G. Brown and wife, .

Beverly Brown, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, it's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of July, 1998.

Edward G. Brown

Beverly Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward G. Brown and Beverly Brown, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,750.00.

AFFIANT

Subscribed and sworn to before me this 24th day of July, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

046671

IDENTIF. & REFERENCE
98 JUL 27 AM 9:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8129 07/27 0101 03CHECK 187.86

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 153

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	47750.00
CON TX	176.86
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	187.86
CHECK	187.86

07/27/98 01 10:41 0001 8129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046711
IDENTIF. ↑ REFERENCE

98 JUL 27 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1323763