11134

BOOK 11134 PAGE 20

26B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE

ROBERT L. SCRUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

T.P. DSP

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ~~Terra Ferma Properties, Inc~~ Grand Canyon Properties, LLC | Same | MAP 133-07 |
| ~~3316 Colby Drive~~ P.O. Box 160591 | (NAME) | PARCEL 100 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee ~~37211~~ 37216 | T.P. | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas J. Powell and wife, Deborah S. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Terra Ferma Properties, Inc~~ Grand Canyon Properties, LLC T.P. DSP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 30 on the Revised map of Parma Heights, Section II, of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas J. Powell and wife, Deborah S. Powell by deed from Deborah Ann Powell, Executrix, Estate of Gladys O. Shea, of record in Book 10196, page 934, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 2083, page 71, said Register's Office; and (b) restrictive covenants of record in Book 2104, page 614 and Book 2153, page 14, said Register's Office.

98 SEP 30 PM 2:24
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0494080

unimproved ( )
This is improved ( X ) property, known as 3316 Colby Drive, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 25th day of September 19 98

Thomas J. Powell

Thomas J. Powell

Deborah S. Powell

Deborah S. Powell

90x

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 Thomas J. Powell and wife, Deborah S. Powell

the bargainor S, 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 25th day of September 19 98.

Commission expires Exp 03/24/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7383 09/30 0101 03CHECK 362.72

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

RECEIVED OF _____

FOR _____

BOOK 11134 PAGE 22

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 95060-00 |
| | | | CON TX | 351-72 |
| | | | PRFEE | 1-00 |
| | | | WDEED | 8-00 |
| | | | CFEE | 2-00 |
| | | | TOTAL | 362-72 |
| | | | CHECK | 362-72 |
| 09/30/98 | 01 | | 14:25 0001 | 7383 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494080
IDENTIF. ← REFERENCE

98 SEP 30 PM 2:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 135269(