18-B

BOOK 11263 PAGE 638

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **December, 1998** between EDNA RUTH PERRYMAN, A MARRIED WOMAN, and BETTY ANN JONES, UNMARRIED, and J. HOMER GAINES, A MARRIED MAN, and DAVID N. GAINES, UNMARRIED, GRANTORs, and GRAND CANYON PROPERTIES, LLC., A TENNESSEE LIMITED LIABILITY CO., GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, EDNA RUTH PERRYMAN, A MARRIED WOMAN, and BETTY ANN JONES, UNMARRIED, and J. HOMER GAINES, A MARRIED MAN, and DAVID N. GAINES, UNMARRIED, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto GRAND CANYON PROPERTIES, LLC., A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 770 OAKDELL AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors are conveying the herein property 'as is', with no warranty of fitness.

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTORs further covenant that this property is not their marital residence.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Edna Ruth Perryman
EDNA RUTH PERRYMAN Signature of Seller

Betty Ann Jones
BETTY ANN JONES

J. Homer Gaines
J. HOMER GAINES
Signature of Seller

David N. Gaines
DAVID N. GAINES
Signature of Seller

98 DEC 22 AM 11:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

052841 2
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EDNA RUTH PERRYMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 8 day of December, 1998.

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BETTY ANN JONES**, the within named bargainor, 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 office in **DAVIDSON** County, this **8th** day of **December, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

INDIVIDUAL
STATE OF FLORIDA)
COUNTY OF Escambia)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **J. HOMER GAINES**, the within named bargainor, 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 office in Escambia County, this 7th day of **December, 1998.**

NOTARY PUBLIC STATE OF FLORIDA
SIGRID LEE BLANCHERI
My Commission CC582400
Expires Jun. 17, 2000

Notary Public

My Commission Expires: _____

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID N. GAINES**, the within named bargainor, 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 office in **DAVIDSON** County, this **8th** day of **December, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

BOOK 11263 PAGE 640

GRAND CANYON PROPERTIES, LLC., A TENNESSEE LIMITED LIABILITY CO.
P.O. BOX 160591
NASHVILLE, TN 37216

Property Address:

770 OAKDELL AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 52-1, PARCEL 245

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Virginia J Pitts
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **December, 1998.**

Denise C. Alls
Notary Public

DENISE C. ALLS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY LARGO

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 3 and the southerly half of Lot No. 4 of Block "A" on the Plan of the Resubdivision of Power and Roth's Subdivision at Madison, Tennessee, as of record in Book 843, page 75, Register's Office for said county.

Said Lot No. 3 and the southerly half of Lot No. 4 front together 75 feet on the westerly side of Oakdell Avenue and run back between parallel lines 150 feet to a dead line.

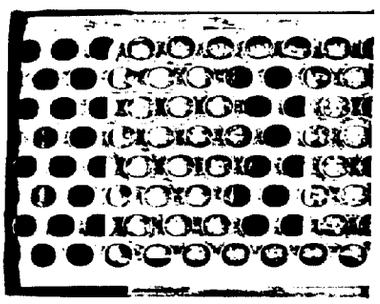
BEING the same property conveyed to J.H. GAINES AND WIFE, ELEANOR GAINES, by Deed from G. E. HARLAN AND ISOLENE HARLAN, of record in Book 1285, page 609, Register's Office for Davidson County, Tennessee. The said J.H. Gaines having since died on 8-5-73, the property vested in his surviving spouse, ELEANOR GAINES. Eleanor Gaines died on July 7, 1998, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 98P-1818, in Will Book 224, page 183, and filed for record in Book 11263 page 632, Register's Office for Davidson County, Tennessee, the property vests in her children, Edna Ruth Perryman, Betty Ann Jones, J. Homer Gaines and David N. Gaines.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 52-1, PARCEL 245, 1997 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 843, page 75, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon. NOTE: The Plan of record shows the parallel lines go back 145 feet rather than 150 feet as shown on the deed into Grantors and on the Metro Tax Maps.

3921 12/22 0101 03CHECK 148-50



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

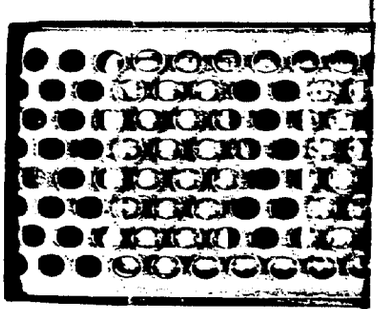
FOR _____

BOOK 11263 PAGE 642

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONT	15000.00
CON TX	129.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	148.50
CHECK	148.50

12/22/98 01 11:00 0001 3921



052841 2
IDENTIF. ▲ REFERENCE

98 DEC 22 AM 11:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405453