| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Grand Canyon Properties LLC<br>P.O. Box 160591<br>Nashville, TN 37209 | NEW OWNER | Map 72-9<br>Parcel 84 |

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

**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, Melvin J. Davenport, married (the "Grantor") has 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:

**Land in Davidson County, Tennessee, being Lot 17 on the Map of Dan Leech's Subdivision, as of record in Book 1424, page 70, said Register's Office for said county.**

**Said lot fronts 80 feet on the easterly side of Jewel Street and runs back between lines, 145 feet on the northerly line and 148 feet on the southerly line to the west right of way line of the L & N Railroad on which it measures 86 feet.**

Being the same property conveyed to Melvin J. Davenport by Quitclaim Deed from Janice E. Davenport of record in Book 10787, page 323, said Register's Office for Davidson County, Tennessee.

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

The above described real property is not the homestead of Melvin J. Davenport and never has been and is investment property owned by Melvin J. Davenport.

This conveyance is subject to the following:

1. Taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

2. Sanitary Sewers and/or Storm Drainage contained in Book 3983, page 16, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1513 Jewel Street, Nashville, TN 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for
[this transfer is $48,500.00.

Affiant

[Subscribed and sworn to before me this 22nd day of December,
[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 Grantor does covenant with the said Grantee that Grantor is 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 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, it's 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 December, 1998.

Melvin J Davenport
Melvin J Davenport

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 22nd day of December, 1998, before me personally appeared Melvin J. Davenport to me known to be the person who executed the foregoing instrument and who acknowledged that he executed for the purposes therein contained.

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

NOTARY PUBLIC

**My Commission Expires:** 11-24-2001

MAIL ENV.

99 JAN 12 AM 11:02

DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

05357851

166 01/12 0101 03CHECK 190.45

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11293 PAGE 990

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

| | |
|---|---|
| CAMT | 48500.00 |
| CON TX | 179.45 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 190.45 |
| CHECK | 190.45 |

01/12/99 01 11:03 0001 1668

0535785
IDENTIF. # REFERENCE

99 JAN 12 AM 11:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1411120