ADDRESS NEW OWNER;	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James M. and Deborah M. Shea 2802 Oakland Avenue Nashville, TN 37212	NEW OWNERS	Map 117-4 Parcel 253.00

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, Grand Canyon Properties, LLC, a Tennessee Limited Liability Company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto James M. Shea and wife, Deborah M. Shea (the "Grantees"), Grantees' heirs 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 the southerly 50 foot front of Lot 34 on the Map of Belmont Terrace, as of record in Book 421, page 101, said Register's Office.

Being the same property conveyed to Grand Canyon properties, LLC by Warranty Deed from June Paulk Greene, Trustee of record in Book 11135, page 382, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2802 Oakland Avenue, Nashville, TN 37212.

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

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to the following:

1. The Plan of record in Book 421, page 101, siad Register's Office..

[STATE OF TENNESSEE)

[COUNTY OF DAVIDSON)

0535984
IDENTIF. + REFERENCE
99 JAN 12 PM 2:18
REGISTER
DAVIDSON COUNTY, TN.
1085 01/12 0101 03CHECK 854.50

[The actual consideration or value, whichever is greater for

[this transfer is $227,000.00.

[Subscribed and sworn to before me this

[30th day of December, 1998.

[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 heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of December, 1998.

GRAND CANYON PROPERTIES, LLC

By: _____

~~Chief Manager~~
Chief Operations Officer

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 **Sher Powers** the Chief Operations Officer of the bargainor, Grand Canyon Properties, LLC with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained by herself as Chief Operations Officer of Grand Canyon Properties, LLC.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day

of December, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11294 PAGE 422

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

0535984

IDENTIF. ↑ REFERENCE

99 JAN 12 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

CHRT
277000.00
DON TX 939.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 954.90
CHECK 954.90
01/12/99 01 14:20 0001 1885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411337