ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Teresa S. Allaire Armand E. Allaire, II 102 Buckingham Court Goodlettsville, TN 37072	NEW OWNERS	Map 45-5 Parcel 185

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 Teresa S. Allaire and husband, Armand E. Allaire, II (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 Lot No. 42 of Block "B" on the map of Overlook Estates, as of record in Book 843 at page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by Deed from Jeffery A. McKinney and wife, Tamara A. McKinney of record in Book 11254, page 899 and re-recorded in Book 11269, page 839, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to:

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

This is improved property commonly known as 232 Garner Avenue, Madison, Tennessee 37115.

054154 3
IDENTIF. ↑ REFERENCE

99 JAN 27 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for this transfer is $63,000.00.

Affiant

[Subscribed and sworn to before me this 25th day of January, 1999.

Notary Public

[My Commission Expires 9/23/2002

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' 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 itself, its successors 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 25th day of January, 1999.

Grand Canyon Properties, LLC,
a Tennessee Limited Liability Company

BY: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SHEN POWERS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HERself to be the MEMBER of Grand Canyon Properties, LLC, and that SHE as such MEMBER executed the foregoing instrument for the purpose therein contained, by signing the name of Grand Canyon Properties, LLC by HERself as MEMBER.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11313 PAGE 787

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	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

01/27/99 01 13:01 0001 7878

0541543

IDENTIF. ↑ REFERENCE

99 JAN 27 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417273