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Prepared By:
First Family Financial Services
P.O. Box 729
Kingsport, TN 37662-0729

BOOK 11323 PAGE 119

NEW OWNER: SEND TAX BILLS TO NEW OWNER
Grand Canyon Properties, LLC
P.O. BOX 160591
Nashville, TN 37216

MAP 82-4
PARCEL 353.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, Made this 19th day of January in the year of Our Lord One Thousand Nine Hundred and Ninety Nine, between First Family Financial Services , Inc. of the State of Tennessee and County of Davidson of the first part, Grand Canyon Properties, LLC ~~Xxxx~~., of the state of Tennessee and the County of Davidson of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and Other Consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, Its heirs and assigns, all that tract or parcel of land lying and being in Davidson County, State of Tennessee being more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

It is expressly agreed that this property is purchased in a as is condition and no warranty is given to habitability.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, Its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for Its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, Its heirs and assigns, against the claims of all persons owing, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

The actual consideration or value, whichever is greater for the transfer is $18,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of January, 1999.

My Commission Expires: 3-6-99

Signed, sealed and delivered in presence of:

First Family Financial Services of Ga., Inc.

Brittney Howell

W.D. Cohea Jr./Assistant Vice-President

Jimmy McGee

Cynthia H. Mullin/Assistant Vice -President

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned authority in and for said county and state, the within named W.D. Cohea, Jr. and Cynthia H. Mullin, Respectively, Asst. Vice-President and Asst. Vice-President of First Family Financial Services, Inc. who acknowledged that they each signed, sealed and delivered the above and foregoing instrument on the day and in the year therein mentioned, as the act and deed of said corporation, being authorized so to do.

Given under my hand and official seal, this the 19th day of January, 1999.

Maria A. Petro

Notary Public

My Comm. Expires:
Notary Public, Cobb County, Georgia
My Commission Expires February 24, 2002

0544199

IDENTIF. & REFERENCE

99 FEB -2 PM 3:47

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0693 02/02 0101 03CHECK 81.60

EXHIBIT A

Being Lot No. 19 on the Map of Zack Q. Myers Subdivision of a part of the Wood property, of record in Book 547, page 189, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the north side of West Sharpe Avenue and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to First Family Financial Services of GA., Inc. by Deed in Lieu of Foreclosure of record in Book 11152, page 299, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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05441 99
IDENTIF. & REFERENCE

99 FEB -2 PM 3:41
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	81.60
CHECK	81.60

02/02/99 01 15:45 0001 0693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420045