265

BOOK 11427 PG. 662

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Grand Canyon Properties LLC		
P.O. Box 160591	SAME	MAP:71-16
Nashville TN, 37209		
		PARCEL: 290.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9360]

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, William T. Jones (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"), its Successors and assigns 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. 383 and the south 20 feet of Lot No. 384 on the Plan of Oakwood Park of record in Book 421, page 12 in the Register's Office in said County.

Said Lot and part of Lot adjoin and front together 50 feet on the east side of North 9TH Street and run back between lines, 116 feet on the south line of Lot No. 383 and 136 feet more or less on the north line of part of Lot No. 384 to the west right-of-way line of the L. and N. Railroad on which there measures 55 feet more or less.

Being the same property conveyed to William T. Jones and wife, Olivia Jones , from Alfred L. Kerley and wife, Lucy E. Kerley by Warranty Deed as of record in Book 3646, page 183, for said Register of Deeds Office for said County.

The said Olivia Jones has since died on April 2,1997 and upon her death, title was vested in William T. Jones as the sole surviving tenant by the entirety

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

1076 04/12 0101 03CHECK 125.70

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of Record in Book 421, page 12,for said Register of Deeds Office for said County**

This is improved property known as 1205 Montgomery Avenue Nashville TN. 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $31,000.00
[
[
[Subscribed and sworn to before me this
[9th day of April, 1999.
[
[
[

Affiant

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

[My Commission Expires: 1-25-2003

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, its successors and assigns, forever. And Grantors do covenant with the said Grantee that the Grantor are 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 herein above.

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, its Successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 9th day of April, 1999.

William T. Jones SR

William T. Jones

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 **William T. Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April, 1999.

DONALD S. NIFFENEGGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

0572864

RECEIVED FOR REFERENCE

99 APR 12 AM 11:06

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11427 PG. 664

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

0572864

IDENTIFICATION REFERENCE

99 APR 12 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

CAMT	31000.00
CON TX	114.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	125.70
CHECK	125.70

04/12/99 01 11:08 0001 1076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450067