26B

BOOK 11433 PG. 872

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ralph Edwards		
Cecil Bragg	**SAME**	**MAP:71-16**
1221 Alfred Drive		
Nashville TN. 37202		**PARCEL: 290.00**
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9361]

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 "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Ralph Edwards and Cecil Bragg (The "Grantees"), Their Heirs 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 Grand Canyon Properties, LLC, a Tennessee Limited Liability Company from William T. Jones and wife, Olivia Jones by Warranty Deed as of record in Book 11427, page 662, for said Register of Deeds Office for said County.

This description is 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,**
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 $36,000.00
[
[
[Subscribed and sworn to before me this
[9th day of April, 1999.
[
[
[
[My Commission Expires:

Ralph A. Edwards
Affiant

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
99 APR 15 PM 3:21
05747798
IDENTIFICATION REFERENCE
BILL COVINGTON
REGISTER
DAVIDSON COUNTY, TN.
04/15 0101 03CHECK 144.20

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

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, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the 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 herein above.

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 9th day of April, 1999.

Grand Canyon Properties, LLC,

a Tennessee Limited Liability Company

By _____

Sher Powers

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, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be a Member of Grand Canyon Properties, LLC, a Tennessee Limited Liability Company and that she as such member executed the within instrument for the purposes therein contained , by signing the name of the corporation by herself as a member..

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

_____
NOTARY PUBLIC

My Commission Expires: 11-27-2001

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

BOOK 11433 PG. 874

05747798

IDENTIFICATION REFERENCE

99 APR 15 PM 3:21

REGISTER
DAVIDSON COUNTY, TN.

CAMT	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	144.20
CHECK	144.20

04/15/99 01 15:23 0001 3122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452090