Box 17

BOOK 11521 PG. 947

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Grand Canyon Properties, LLC 3925 Gallatin Road - 2nd Floor Nashville, TN 37216	Same	Map 71-4 Parcel 100

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Banc One Financial Services, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Grand Canyon Properties, LLC

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 389 on the Plan of Joywood Heights, Section 11-A, as shown on plat of record in Plat Book 1424, page 20, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Banc One Financial Services, Inc. by deed from William Timothy Hill, Substitute Trustee, of record in Book 10971, page 325, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1373, page 98, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1424, page 20, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property known as 2530 Flamingo Drive, Nashville, TN 37207.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under

Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2ND day of JUNE, 1999.

BANC ONE FINANCIAL SERVICES, INC.

By: Kimberly A Yarian
KIMBERLY A. YARIAN, ASST VICE PRES

By: Michael Rawls
MICHAEL RAWLS VICE PRES

0598128
IDENTIFICATION REFERENCE

99 JUN 10 AM 11:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF INDIANA)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared KIMBERLY A YARIAN and MICHAEL RAWLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be ASST VICE PRESIDENT and VICE PRESIDENT, respectively, of the Banc One Financial Services, Inc., the within named bargainor, and that they as such ASST VICE PRESIDENT and VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Banc One Financial Services, Inc. by themselves as ASST VICE PRESIDENT and VICE PRESIDENT.

Witness my hand and seal, at office in INDIANAPOLIS, Indiana, this 3rd day of JUNE, 1999.

My Commission Expires:

09-22-99

Rena C. Torres
NOTARY PUBLIC

~~TENNESSEE~~ INDIANA)
COUNTY OF ~~DAVIDSON~~ MARION)

The actual consideration or value whichever is greater, for this transfer is $38,000.00.

John C Fisk
AFFIANT
JOHN C FISK

Subscribed and sworn to before me this 3rd day of June, 1999.

My Commission Expires:

09-22-99

Rena C. Torres
NOTARY PUBLIC

787 04/10 0101 03CHECK 151.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11521 PG. 949

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

0598128

IDENTIFICATION & REFERENCE

99 JUN 10 AM 11:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	151.60
CHECK	151.60

06/10/99 01 11:05 0001 7875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472337