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26-B

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] 26B |
|---|---|---|
| Grand Canyon Properties, LLC | | |
| 3925 Gallatin Road 2nd Floor | New Owner | MAP:105-01-0 |
| Nashville Tennessee 37216 | | |
| | | PARCEL:148 |

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-07-9539 ]

# 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, Marvin M. Dean, a widower, (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 situated in Davidson County, Tennessee, being the southerly part of Lot No.105 in Subdivision of Lots Nos. 74,75 and 8 in the Boyd Ament Tract of land, a plan of which is of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, and the southerly corner of Lot 44 in the B.F. Shields and wife's Plan of Lots, as of record in Book 57, page 31, said Register's Office, described together as follows:**

**Beginning on the westerly margin of 15th Avenue, formerly Bowles Street at the corner of Lots 105 and 106; thence northerly with the westerly margin of said Avenue 50 feet; thence at right angles westwardly 140.6 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots 105 and 106; thence easterly with the line between said two lots 140.6 feet to the beginning**

**Being the same property conveyed to Mable A. Dean, Evelyn Dean and Jane E. Dean Whittaker by Quitclaim of record in Book 7337, page 145, said Register's Office for Davidson County, Tennessee. The said Mable A. Dean has since died on November 7, 1992, the said Evelyn Dean has since died on November 24, 1998 and the said Jane E. Dean Whittaker has since died on July 18, 1999 and the interest in and to the property conveyed herein passed at the death of Jane E. Dean Whittaker, to Marvin M. Dean as her sole surviving heir. An Affidavit of Heirship ~~is attached hereto~~ has been recorded describing said inheritance.**

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of Record in Book 21, page 83, and Book 57, page 31, Said Register's Office for said County.**

This is improved property known as **1023 15th Avenue South, Nashville Tennessee 37212.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $149,900.00
[
[ Affiant
[
[Subscribed and sworn to before me this
[ 6 day of August, 1999.
[
[ Notary Public
[
[My Commission Expires: 1-25-2003

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

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 Grantor does covenant with the said Grantee 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 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 has caused this Deed to be executed this 5th day of August, 1999.

Marvin M. Dean

STATE OF Missouri }
COUNTY OF St. Louis }

On this 5 day of August, 1999, before me personally appeared, Marvin M. Dean to me known to be the persons who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at _____, this 5 day of August, 1999.

NOTARY PUBLIC

My Commission Expires:_____

THEODORE T. YANDELL, JR.
Notary Public-Notary Seal
State of Missouri
City of St. Louis
My Commission Exp. 11/07/2001

THEODORE T. YANDELL JR. NOTARY PUBLIC STATE OF MISSOURI ST. LOUIS

0623597
IDENTIF. + REFERENCE

99 AUG 12 AM 11:25
BILL GALLAHER REGISTER
DAVIDSON COUNTY, TN.

5325 08/12 0101 03CHECK 565.63

# 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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0623597

IDENTIF. ↑ REFERENCE

99 AUG 12 AM 11:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 149900.00 |
| CON TX | 554.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 565.63 |
| CHECK | 565.63 |

08/12/99 01 11:24 0001 5329

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1503498