26B

STATE OF TENNESSEE
COUNTY OF Davidson

10136

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-25-2000

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

BOOK 11622 PAGE 765

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Grand Canyon Properties, LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS Map 61, Par. 22.01
(NAME) 3925 Gallatin Rd., 2nd Floor	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Canady and wife, Marjorie G. Canady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grand Canyon Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING land in Davidson County, Tennessee, beginning in the easterly margin of Ben Allen Road, 1454 feet from the corner of Lot 246 in Maplewood Heights Subdivision of record in Book 547, page 103, Register's Office for Davidson County, Tennessee, thence northerly 45 feet, thence North 29 deg. East 353 feet to the Nickens line; thence South 63 deg. 5 min. East 70 feet; thence South 33 deg. West 361 feet to the beginning.

BEING the same property conveyed to Robert L. Canady and wife, Marjorie G. Canady by deed from S. K. Grayson and wife, Frances E. Grayson, filed of record in Book 5436, page 822, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 511 Ben Allen Road, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 their hands this 9 day of August, 1999.

Robert L. Canady

Marjorie G. Canady

10136

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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 Robert L. Canady and wife, Marjorie G. Canady the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1999.

My commission expires 1/25/03

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

06253129

IDENTIF. ➔ REFERENCE

99 AUG 17 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

7149 08/17 0101 03CHECK 12[illegible].00

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

06253 12
IDENTIF. & REFERENCE

99 AUG 17 PM 1:12
RECEIVED & RECORDED
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

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CAMT 30000.00
CON TX 111.00
PRFEE 1.00
VDFEE 8.00
~~TOTAL~~ 120.00
~~CHECK~~ 120.00
08/17/99 01 13:12 0001 7149

CFEE 2.00
~~TOTAL~~ 2.00
~~CHECK~~ 2.00
08/17/99 01 13:12 0001 7150
7150 08/17 0101 03 ~~CHECK~~ 2.00

total 122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507393