26B

STATE OF TENNESSEE
COUNTY OF Davidson

10136A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-25-2003

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

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

NAME	ADDRESS	MAP/PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Grand Canyon Properties, LLC	SEND TAX BILLS TO:	Map 61, Par 22.05
(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:

See exhibit A attached hereto and made a part hereof.

06253114

IDENTIF. & REFERENCE

99 AUG 17 PM 1:14

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 513 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 his hand this 9th day of August, 1999.

Robert L. Canady

Robert L. Canady

Marjorie G. Canady

Marjorie G. Canady

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 Marjorie G. Canady the bargainor, 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

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

My Commission Expires JAN. 25, 2003

File No.: 10136A

ATTACHMENT

described according to an unrecorded survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, less a portion of the same conveyed to the State of Tennessee as of record in Book 4992, page 987, Register's Office for Davidson County, Tennessee, and described as follows: Beginning in the easterly margin of Ben Allen Road 1409 feet from the southwest corner of Lot No. 246 in the Maplewood Heights, of record in Book 547, page 103, said Register's Office; running thence northerly 45 feet, more or less; thence northerly 33 degrees East 359.42 feet, more or less; thence 63 deg. 5 min. East 70 feet; thence South 36 deg. 55 min. West 371.67 feet, more or less, to the point of beginning.

BEING the same property conveyed to Robert L. Canady by deed from S. K. Grayson and wife, Frances E. Grayson, filed of record in Book 5836, page 300, Register's Office for Davidson County, Tennessee.

The above described property is not now and has never been the residence of the grantor.

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

7152 08/17 0101 03CHECK 144.50

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

062531 14
IDENTIF. & REFERENCE

99 AUG 17 PM 1:14

DAVIDSON CO. REGISTER
DAVIDSON CO. TN.

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CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	144.50
CHECK	144.50

08/17/99 01 13:14 0001 7152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507395