BOOK 11642 PAGE 125

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,573.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: 6-19-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL/NUMBERS
Sher Powers (NAME)	Owner (NAME)	134-1
628 Bel Air Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	69

FOR AND 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, Grand Canyon Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sher Powers

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 ATTACHED EXHIBIT A

MAIL ENV.

99 AUG 30 AM 10:35

ALL GARRETT
DAVIDSON COUNTY REGISTER
COUNTY, TN.

IDENTIFICATION REFERENCE

063021

unimproved ( )
This is improved (X) property, known as 628 Bel Air Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of August, 1999

Grand Canyon Properties, LLC

By: MEMBER

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Curreywood Acres Subdivision, as of record in Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Included in the above described property but excluded therefrom is the following described easement as described in Book 4058, page 427, Register's Office of Davidson County, Tennessee, as condemned by the Metropolitan Government for a sanitary sewer with easements:

An easement 30 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point in the common line of Lots 83 and 84, of the Curreywood Acres Subdivision, Section 1, the deed for which is of record in Book 2133, page 109, R.O.D.C., Tennessee, said point being northwardly 67 feet from the southerly common corner of the aforesaid Lots 83 and 84; thence eastwardly 58 feet to a point in the common line of Lots 82 and 83 of the aforesaid subdivision, said point being northeastwardly 82 feet, more or less, from the southerly common corner of the aforesaid Lots 82 and 83.

A 30 foot temporary construction easement, measured 15 feet on either side of the aforedescribed permanent easement, said temporary construction easement to be vacated upon completion of construction.

Being the same property conveyed to Grand Canyon Properties, LLC. by warranty deed of Elisabeth A. Korpan, of record in Book 11214, page 309, Register's Office of Davidson County, Tennessee.

Exceptions:

1999 Metropolitan Davidson County Taxes constitute a lien against said property, but are not yet due and payable.

Matters appearing on the Plan of Curreywood Acres Subdivision as of record in Plat Book 2133, pages 109 and 110, Register's Office of Davidson County, Tennessee.

Sanitary sewer easement of record in Book 7726, page 197, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lisa M. Chapman and her ~~his~~ upon ~~his~~ oath(s) acknowledged ~~himself~~ her to be the Member and _____ respectively of the Grand Canyon Properties, LLC the within named bargainor, and corporation, and that ~~She~~ as such Member and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Member, Lisa M. Chapman as such Member, and attesting the same by the said Lisa M. Chapman as such Member.

Witness my hand and official seal at office at Franklin, TN on this the 26th day of August 1999.

My commission expires 6-19-00

_____
Notary Public

2007 08/21 0101 03CHECK 327.93

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 128

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

0630621

REFERENCE

99 AUG 31 AM 10:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	84573.80
CON TX	312.93
PRFEE	1.00
MOREED	12.00
CFEE	2.00
TOTAL	327.93
CHECK	327.93

08/31/99 01 10:35 0001 2887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510941