[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Grand Canyon Properties, LLC	New Owners	
a Tennessee Limited Liability Co.		MAP: 60-12
3925 Gallatin Road 2nd Floor		
Nashville Tennessee 37216		PARCEL: 116
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-06-9526]

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, We, **Ida Lou Garvin, Otis Garvin, John Miller Garvin, Betty Garvin Best, Bobby Hugh Garvin, James Garvin, Herbert W. Rowlett, James H. Rowlett and Mabel L. McIntosh,** (The "Grantors") have 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 in Davidson County, Tennessee, being the easterly 60 feet of the westerly 122 feet of the northerly part of lot No. 16 on the plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at the northeast corner of the property conveyed to Leslie G. Douglas and wife, by deed from T. W. Street and wife, of record in Book 2248, page 411, Register's Office for said county; thence south 83 degrees 301 east 60 feet to a point 8.3 feet west of the corner of lots Nos. 15 and 16; thence southwardly 379.5 feet, more or less, to the northerly line of the property conveyed to Johnnie L. Holt and wife, by deed from T. W. Street and wife, of record in Book 2153, page 94, said Register's Office; thence with said line westwardly 60 feet to a point 62 feet east of the westerly line of said lot No. 16, being the northwest corner of said Holt property; thence northwardly and parallel with the westerly line of said lot No. 16, 382 feet, more or less, to the beginning.

Being the same property conveyed to Earl Jones and wife Bessie Lee Jones by deed of record in Book 2601, page 427, for said Register of Deeds Office for Davidson County, Tennessee. Earle Jones has since died and title vested in Bessie Lee Jones as the sole surviving tenant by the entirety.

The said Bessie Lee Jones has since died on June 19, 1998 and upon her death, title was vested in Ida Lou Garvin, Otis Garvin, John Miller Garvin, Hugh Everett Garvin, (deceased at time of execution of said will), and Dellia Mai Rowlett, who has since died on March 30, 1998, as her beneficiaries by the Last Will and Testament of Bessie Lee Jones of record in Will Book 229, page 555, for Probate Court Clerk for Davidson County, Tennessee. The said Hugh Everett Garvin's, 1/5 interest in above the described real property has vested in his 3 children, Betty Garvin Best, Bobby Hugh Garvin and James Garvin in equal shares. The 1/5 interest of Dellia Mai Rowlett has vested in her 3 children, Herbert W. Rowlett, James H. Rowlett and Mabel L. McIntosh in equal shares.

The Last Will and Testament of Bessie Lee Jones, a widow was filed in the Probate Court of Davidson County, Tennessee, Case No. 99P-1300, to establish muniment of title.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Restrictive Covenants of record in Book 1373, page 98 and Book 1515, page 121, for said Register's Office for said County.**
3. **Public Utilities of record in Book 2276, page 511, for said Register's Office for said County.**

This is improved property known as 126 Hart Lane Nashville Tennessee 37207.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $52,000.00.]
[ ]
[ ]
Affiant
[Subscribed and sworn to before me this]
[27th day of August, 1999.]
[ ]
[ ]
Notary Public
[My Commission Expires: 1-25-2003]

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 Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 27th day of August, 1999.

Herbert W. Rowlett

Mabel L. McIntosh

Ida Lou Garvin
By Herbert W. Rowlett, Attorney in Fact

Otis Garvin
By Herbert W. Rowlett, Attorney in Fact

John Miller Garvan
By Herbert W. Rowlett, Attorney in Fact

James H. Rowlett

James H. Rowlett
By Herbert W. Rowlett, Attorney in Fact

Betty Garvin Best

Betty Garvin Best
By Herbert W. Rowlett, Attorney in Fact

Bobby Hugh Garvin

Bobby Hugh Garvin
By Herbert W. Rowlett, Attorney in Fact

James Ricky Garvin

James Ricky Garvin
By Herbert W. Rowlett, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett, 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 Nashville, Tennessee, this 27th day of August, 1999

Notary Public

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett, 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 Nashville, Tennessee, this 27th day of August, 1999

Notary Public

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of Ida Lou Garvin and who acknowledged that he executed the same as the free act and deed of the said Ida Lou Garvin .

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of Otis Garvin and who acknowledged that he executed the same as the free act and deed of the said Otis Garvin .

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of John Miller Garvin and who acknowledged that he executed the same as the free act and deed of the said John Miller Garvin .

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of James H. Rowlett and who acknowledged that he executed the same as the free act and deed of the said James H. Rowlett.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of Betty Garvin Best and who acknowledged that he executed the same as the free act and deed of the said Betty Garvin Best.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

99 SEP -3 AM 10:23

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0632233

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of Bobby Hugh Garvin and who acknowledged that he executed the same as the free act and deed of the said Bobby Hugh Garvin.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of August, 1999, before me personally appeared Herbert W. Rowlett , to me known to be the person who executed the foregoing instrument on behalf of James Ricky Garvin and who acknowledged that he executed the same as the free act and deed of the said James Ricky Garvin.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999

NOTARY PUBLIC

My Commission Expires: 1-25-2003

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

0632233

IDENTIFICATION REFERENCE

99 SEP -3 AM 10:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11649 PAGE 96

CAMT	52000.00
CON TX	192.40
PRFEE	1.00
MTGFEE	20.00
CFEE	2.00
TOTAL	215.40
CHECK	215.40

09/03/99 01 10:24 0001 4584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512612