[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Grand Canyon Properties		
3925 Gallatin Rd	New Owner	MAP:43-06
Second Floor		
Nashville, TN 37216		PARCEL:104.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-09-9672]

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, Ruth Annette Potts n/k/a Ruth Annette Potts Perkenson , married (The "Grantor") 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 a part of Lot No. 14 on the Plan of Anderson Estates, as of record in, Book 1130, page 37 and 111, Register's Office for said County, being Lots Nos. 17 abd 18 on the revised Plan of the Subdivision of Lot No 14, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows

Beginning on the easterly margin of Nix Drive, at the corner of Lots 18 and 19; being the northwest corner of the property conveyed to Ethel G. Cowin McNeese, by deed from J. B. Kennaston et ux of record in Book 1634, page 52, Register's Office for Davidson County, Tennessee; thence with the line between said two lots and McNeese's northerly line eastwardly 175 feet to the westerly line of Lot No. 15; thence with the line between Lots 15, 16, 17 and 18, northwardly 254.5 feet to the southerly margin of Thorton Avenue; thence with said Avenue westwardly 154.5 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southwesterly direction 32.04 feet to the easterly margin of Nix Drive; thence with said Drive, southwardly 239.4 feet to the point of beginning.

Including in the above description but EXCLUDED therefrom is a portion of the above described premises being a small tract of 0.48 acres, as survey by C.J. Carney, Surveyor, dated March 28, 1964, deeded to W. Y. Draper et ux, of record in Book 3707, page 547, Register's Office for Davidson County, Tennessee and known as lot 17.

Being the same property conveyed to Ruth Annette Potts by Quitclaim Deed from Thelma Potts Hughes, Karen Potts Sharp, Marjorie Potts Broadrick, Ruth ann Potts and William Gordon Potts of record in Book 9157, page 913, said Register's Office for Davidson County, Tennessee.

Jack M. Perkenson joins in this conveyance to convey any and all marital interest he may have in the above described real property.

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. **Sell Off of record in Book 3707, page 547, said Register's Office for said County.**

This is improved property known as **314 Nix Drive, Madison Tennessee 37115.**

1390 0923 0101 0300 0209.60

1999 SEP 23 AM 9:02
[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED & REFERENCE

06388599

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $53,675.00

Affiant

Subscribed and sworn to before me this 17th day of September, 1999.

Notary Public

My Commission Expires:

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 herself, her 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 17th day of September, 1999.

Ruth Annette Potts n/k/a Ruth Annette Potts Perkenson

Jack M. Perkenson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 17th day of September, 1999, before me personally appeared, **Ruth Annette Potts n/k/a Ruth Annette Potts Perkenson and Jack M. Perkenson,** to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11672 PAGE 326

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

0638599

IDENTIF. & REFERENCE

99 SEP 23 AM 9:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TNL.

CAMT	53675.00
CON TX	198.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	209.60
CHECK	209.60

09/23/99 01 09:05 0001 1390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519329