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

26B

Matthew Dren'Hakoda	Mortgage Portfolio Services	
314 Nix Drive	5520 LBJ Freeway,Ste 200	MAP:43-06
Madison, TN 37115	Dallas TX. 75240	
		PARCEL:104.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-08-9600]

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, Grand Canyon Properties, LLC, a Tennessee Limited Liability Company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Matthew Dren' Hakoda**, (The "Grantee"), his heirs 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 Grand Canyon Properties, LLC, A Tennesse Limited Liability Company by Warranty Deed from Ruth Annette Potts n/k/a Ruth Annette Potts Perkenson of record in Book 11673 page 324, said Register's Office for Davidson County, Tennessee.

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.**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $64,000.00
[
[
[Subscribed and sworn to before me this
[17th day of September, 1999.
[
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

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, his heirs 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 itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs 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.

Grand Canyon Properties, LLC,
A Tennessee Limited Liability Company

By:
Sher Powers, Member

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 Sher Powers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be a member of Grand Canyon Properties, LLC, and that she as such member executed the within instrument for the purposes therein contained , by signing the name of the corporation by themselves as members.

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

My Commission Expires: 1-25-2003

NOTARY PUBLIC

99 OCT -5 AM 10:33

247.00 10/05 0101 02CHECK

06431128

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11690 PAGE 34

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

06431128

REFERENCE

99 OCT -5 AM 10:33

REGISTER
DAVIDSON CO., TN.

CAMT	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

10/05/99 01 10:37 0001 6172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524058