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

James Braun and	New Owners	
Kevin Braun		MAP:061-16-0
421 Malibu Canyon Dr.		
Columbia TN. 38401		PARCEL: 234.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-11-9757]

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, that Grand Canyon Properties LLC., a Tennessee Limited Liability Company,(The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, James Braun, unmarried and Kevin Braun, unmarried (The "Grantees"), their 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 the southerly part of Lot No. 57 of Block C on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Ardee Avenue and extends back 210.1 feet on the easterly line and 207.6 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Grand Canyon Properties, LLC., a Tennessee Limited Liability Company by Warranty Deed from Phillip W. Gibbs, Marilyn Gibbs Helton, Carson Gibbs, by and through Phillip W. Gibbs, Attorney in Fact, and wife, Goldna R. Gibbs, by and through Phillip W. Gibbs, of record in Book 11750 page 746, for said Register of Deeds 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 2000 and subsequent years,**
2. **Plan of record in Book 974, pages 56 and 57 for said Register's Office for said County.**

This is improved property known as 1307 Ardee Avenue, Nashville Tennessee 37216.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $66,000.00.
[
[
[Subscribed and sworn to before me this
[10th day of November, 1999.
[
[
[My Commission Expires: 1-25-2003

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

Affiant

Notary Public

RECEIVED
2000 NOV 22 AM 10:21
RECORDING FEE
D.T. FEE
REGISTER'S OFFICE

06591462

11/22/2000 01:04:36PM
255.20

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of November, 1999.

Grand Canyon Properties, LLC.,

a Tennessee Limited Liability Company.

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 herself 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 herself as a member.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of November, 1999.

My Commission Expires: 1-25-2003

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11750 PAGE 750

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

0659462

REFERENCE

99112207

11/22/99 10:23:21

CAMT	66000.00
CON TX	244.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	255.20
CHECK	255.20

11/22/99 01 10:23 0001 3529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541177