Instr:200001270008885 Page: 1 OF 2
REC'D FOR REC 01/27/2000 11:50:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $562.40

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Grand Canyon Properties, LLC		
3925 Gallatin Rd. 2nd Fl	New Owners	MAP:117-04-0
Nashville, TN. 37216		
		PARCEL:011.00

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9865]

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, Alfred Hardin, a widower (The "Grantor") has 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:

Being the westerly 52 ½ feet of Lot No. 236 of the Belmont Land Company's Plan of Lots called "Belmont Heights," of record in Book 421, page 54 Register's Office for said County, as follows:

Said part of said Lot No. 236 fronts 52 ½ feet on the northerly side of Sweetbrier Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Alfred Hardin and wife, Agnes L. Hardin, by Warranty Deed from R.P. Delashmitt, a single person, of record in Book 4438, page 802, said Register's Office for Davidson County, Tennessee

The said Agnes L. Hardin has since died on February 9, 1986 **, and upon her death, title was vested in Alfred Hardin as the sole surviving tenant by the entirety.**

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 421, page 34, said Register's Office for Davidson County.**

This is improved property known as **1706 Sweetbriar Avenue, Nashville Tennessee 37212.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $152,000.00
[
[Affiant
[Subscribed and sworn to before me this
[20th day of January, 2000.
[
[Notary Public
[
[My Commission Expires: 11-29-03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 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 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 himself, his 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 20th day of January, 2000.

Alfred Hardin

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **20th** day of **January, 2000**, before me personally appeared , Alfred Hardin to me known to be the person 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 20th day of January, 2000.

NOTARY PUBLIC

AMY D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

My Commission Expires: 11-29-03