Return to:
Accurate Title + Escrow

Instr:200003080023818 Page: 1 OF 2
REC'D FOR REC 03/08/2000 9:23:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Ben P. Adams and wife,		
Mary Gwen Adams	New Owner	MAP:72-11
Fatherland Street		PARCELS: 249
Nashville, TN 37206		

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-02-9963]

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, Ben P. Adams and wife, Mary Gwen Adams (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 Lot No. 50 on the Plan of the Subdivision of the Waters Place, recorded in Book 332, page 136, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from ACU I, LLC, of record in Book xxxxxxx, page ____, Register's Office for Davidson County, Tennessee.

Instrument 200003070023118

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 332 , page 136, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants of record in Book 3529, page 298, said Register's Office for Davidson County.**
4. **Articles of Termination-LLC of record as Instrument No. 199912290308475, said Register's Office for said County.**
5. **Notice of Dissolution-LLC, of record as Instrument No. 199912290308476, Register's Office for said County.**
6. **Sanitary Sewer and/or Storm Drainage of record in Book 4110, page 392, Register's Office for Davidson County, Tennessee.**

This is improved property known as **1645, Evelyn Avenue, Nashville, Tennessee 37216.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $75,000.00.

Affiant

[Subscribed and sworn to before me this
[3rd day of March, 2000.

Notary Public

[My Commission Expires: 2-17-04

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, 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 do 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 3rd day of March, 2000.

Grand Canyon Properties, LLC,
a Tennessee Limited Liability Company

By: _____
Sher Powers, member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared 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 foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as a member.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 2-19-2003