Return to:
Settlement Services of TN, LLC
121 First Avenue S., Suite 210
Franklin, TN 37064

Instr:200005010043407 Page: 1 OF 2
REC'D FOR REC 05/01/2000 5:34:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.80

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Marcus Crews and wife,		
Sonja Crews	New Owners	MAP:072-06-0
930 Elvira Street		PARCEL: 111.00
Nashville TN 37216		

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-04-10039]

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, Marcus Crews and wife, Sonja Crews (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:

Being the northerly one-half of Lot No. 3 on the Map of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 100 feet on the southerly side of Elvira Avenue, and runs back between parallel lines, 190 feet to a dead line.

Being the same property conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from H. Mike Suggs, of record in Book 11380, page 604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 421, page 35, Register's Office for Davidson County, Tennessee.**

This is improved property known as **930 Elvira Street, Nashville Tennessee 37216.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $74,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[13th day of April, 2000.
[
[Notary Public
[My Commission Expires: 8-5-02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

NS2296

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 13th day of April, 2000.

Grand Canyon Properties, LLC,

By: MEMBER
Lisa Chapman, 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 **Lisa Chapman**, 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 Company by herself as a member..

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of April, 2000.

NOTARY PUBLIC

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

My Commission Expires: 1-25-2003