Instr:200008220083085 Page: 1 OF 2
REC'D FOR REC 08/22/2000 2:06:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $310.80

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.
Donna L. Derr	New Owner	
770 Oakdell Drive		MAP:052-01-0
Madison, Tennessee 37115		PARCEL:245.00
	Same	

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10141 Box 26B]

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 Donna L. Derr, unmarried, (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 3 and the southerly half of Lot No. 4 on the Plan of the Resubdivision of Power and Roth's Subdivision at Madison, Tennessee, as of record in Book 843, Page 75, Register's Office for said County.

Said Lot No. 3 and the southerly half of Lot No. 4, front together 75 feet on the westerly side of Oakdell Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Grand Canyon Properties, LLC, by Warranty Deed from Edna Ruth Perryman, married, Betty Ann Jones, unmarried, J. Homer Gaines, married, and David N. Gaines, unmarried, of record in Book 11263, page 638, for said Register of Deeds Office for said County.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 2000 and subsequent years, easements and restrictive covenants of record as described as follows:

1. Plat of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 770 Oakdell Ave. Madison TN. 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer
[is $84,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[15th day of August 2000.

[
[Notary Public
[
[My Commission Expires: 1-25-2003
[

DONALD E. KNUFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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, her 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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of August, 2000.

Grand Canyon Properties, LLC

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 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 15th day of August, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY