| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| | | |
| Grand Canyon Properties, LLC | | MAP: 072-09-0 |
| 3927 Gallatin Road | (same) | |
| Nashville, TN 37216 | | PARCEL: 267.00 |
| | | |

This instrument prepared by: Robert J . Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 01-10465

Davidson County DEEDWARR
Recvd: 01/10/01 12:00 2pgs
Fees:11.00 Taxes:158.18

20010110-0003187

# 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, **Felisha A. Johnson,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Grand Canyon Properties, L.L.C.** (The "Grantee"), its 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. 29 on the Map of Eskridge's Subdivision of the Franklin Property, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.**

**Said Lot fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line, according to the recorded plan, but according to a survey made by Lewis D. Justice, November 11, 1947, only 166 feet more or less to a dead line.**

**Being the same property conveyed to Felisha A. Johnson by Deed from Betty Jean Bailey, unmarried, of record in Book 8092, page 851, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years,
2. Plan of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 919 Fairwin Avenue, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

**The actual consideration or value, whichever is greater for this transfer is $42,750.00.**

Affiant

**Subscribed and sworn to before me this 9th day of January, 2001.**

Notary Public

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

My Commission Expires: 1-25-2003

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 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; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of January, 2001.

Felisha A. Johnson

**Felisha A. Johnson**

**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 Felisha A. Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of **January,** 2001.

**Notary Public**

**My Commission Expires:** 1-25-2003

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