Bx 34

Davidson County DEEDWARR
Recvd: 03/05/01 14:37 2pgs
Fees:11.00 Taxes:321.90

20010305-0020567

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Magdaleno Pedroza	Same	
& Ramon Pedroza		MAP: 043-09-0
207 Lovell Street		
Nashville, TN 37115		PARCEL: 078.00

This instrument prepared by: Robert J . Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 02-10559

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, **We, Grand Canyon Properties, L.L.C. ,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Magdaleno Pedroza, a married person, and Ramon Pedroza, an unmarried person** (The "Grantee"), their 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. 10 of Block "A" on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the northerly side Lovell Street and runs back between lines 135 feet to a dead line.

Being the same property conveyed to Grand Canyon Properties, L.L.C., a Tennessee Limited Liability Company, by Warranty Deed from Ramon Ragu and wife, Lourdes Rivera Bagu, of record in Book 11390, page 25, said Register's Office.

This conveyance is subject to:

1. **Taxes for the year 2001 and subsequent years,**
2. **Plan of Record in Book 843, page 105, Register's Office for Davidson County, Tennessee.**
3. **Any other matters of public record.**

This is improved property known as **207 Lovell Street, Madison, TN 37115.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $87,000.00.

Magdaleno Pedroza
Affiant

Subscribed and sworn to before me this 28th day of February, 2001.

Notary Public

My Commission Expires: 1-18-05

LEON SHRADER NOTARY PUBLIC AT LARGE RUTHERFORD CO

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, his 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of February, 2001.

Grand Canyon Properties, L.L.C.

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 corporation by herself as a member.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 2001.

_____
Notary Public

My Commission Expires: 2-19-03

NOTARY PUBLIC AT LARGE DICKSON CO.