ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Theresa T. Murphy 919 Fairwin Avenue Nashville, TN 37206	(same)	MAP: 072-09-0 PARCEL: 267.00

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 04-10635

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 "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **Theresa T. Murphy** (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. 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 Grand Canyon Properties, LLC (A Tennessee Limited Liability Company) by Deed from Felisha A. Johnson, of record in Instrument Number 200101100003187, 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.**
3. **Any and all other matters of public record.**

This is improved property known as 919 Fairwin Avenue, Nashville, TN 37206.

Davidson County DEEDWARR
Recvd: 06/05/01 18:51 3pgs
Fees:15.00 Taxes:318.20



20010605-0058838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $86,000.00

Theresa J. Murphy
Affiant

Subscribed and sworn to before me this 25th day of April, 2001.

My Commission Expires: 7-19-03

Notary Public

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 Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs 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 Grantors have caused this Deed to be executed this 25th day of April, 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 25th day of April, 2001.

Notary Public



My Commission Expires: 2-19-03