THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***22,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2001.

Notary Public

My Commission Expires: 9-24-01

Davidson County DEEDWARR
Recvd: 07/19/01 08:58 2pgs
Fees:13.00 Taxes:81.40
20010719-0076388

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
GRAND CAPITAL INVESTMENTS, LLC 330 Franklin Road #135A Brentwood, Tennessee 37027	SAME	MAP 82-8 PARCEL 310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY TWO THOUSAND AND 00/100 ($***22,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, CHARLES GUNSELMAN and wife, TERESA GUNSELMAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto GRAND CAPITAL INVESTMENTS, LLC, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 and the westerly 10.0 feet of Lot No. 6 of Block "D" on the Plan of Eastwood Addition of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and the westerly part of Lot No. 6 front together 60.0 feet on the southerly side of Chicamauga Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Charles Gunselman and wife, Teresa Gunselman, by deed from Samuel J. Pierce, Jr. of record in Book 6671, page 759, Register's Office for Davidson County, Tennessee.

This is improved property known as 908 Chicamauga Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Eastwood Addition, Block "D" of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of July, 2001.

CHARLES GUNSELMAN

TERESA GUNSELMAN

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 CHARLES GUNSELMAN and TERESA GUNSELMAN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2001.

Notary Public

My Commission Expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN