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 $ 28,000.00

Affiant

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

Subscribed and sworn to before me, this 22nd day of August, 2001

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
GRAND CAPITAL INVESTMENTS, LLC 1214 Stockell Street Nashville, Tennessee 37207	Grand Capital Investments, LLC 330 Franklin Road #135A-135 Brentwood, Tennessee 37027	MAP 71-15 PARCEL 355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND AND NO/100---------- ($ 28,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, THOMAS R. BOYCE AND WIFE, JEWELL C. BOYCE 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 & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 87 on the Plan of Benedict Land Company's Subdivision of part of the Lindsley Property as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas R. Boyce and wife, Jewell C. Boyce, by deed from Harry Douglas, unmarried, of record in Book 5367, page 987, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/27/01 15:59 2pgs
Fees:13.00 Taxes:103.60

20010827-0092483

This is improved property known as 1214 Stockell Street, Nashville, Tennessee 37207

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(s).

2. Matters shown on the Plan of Benedict Land Company's S/D of Lindsley Property of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of August, 2001.

Thomas R Boyce
THOMAS R. BOYCE

Jewell C. Boyce
JEWELL C. BOYCE

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

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 THOMAS R. BOYCE AND WIFE, JEWELL C. BOYCE, the bargainor_s_, 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 22nd day of August, 2001.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

_____
Notary Public

My Commission Expires: _____