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 $ 78,000.00

Affiant

Subscribed and sworn to before me, this 19th day of February, 2002

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 02/22/02 10:18 2pgs
Fees:13.00 Taxes:288.60
20020222-0022920

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GRAND CAPITAL INVESTMENTS, LLC 1451 McGavock Pike Nashville, Tennessee 37216	Grand Capital Investments, LLC 7018 Willowick Drive Brentwood, Tennessee 37027	MAP 72-8 PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND NO/100---------- ($ 78,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, MARY DABNEY MINOR DAVIS, UNMARRIED hereinafter called the Grantor, 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. 15 and the westerly 15.0 feet of Lot No. 16 of Block "A" on the Map of Inglewood Golf Club Estates as of record in Book 843, page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 and part of Lot No. 16 front together 75.0 feet on the northerly side of Williams Ferry Road and run back 223.0 feet on the westerly line and 180.0 feet on the easterly line to a dead line measuring 88.6 feet thereon.

BEING the same property conveyed to William Bedford Davis, Jr. and wife, Mary M. Davis, by deed from James B. Neely and wife, Margaret F. Neely, of record in Book 1283, page 4, Register's Office for Davidson County, Tennessee; the said William Bedford Davis, Jr. (aka William Bedford Davis) and Mary M. Davis (aka Mary Dabney Minor Davis) having since divorced and by Final Decree of Absolute Divorce, Docket No. 61659 in the Fourth Circuit Court of Davidson County, Tennessee, and being of record in Book 4849, page 189, Register's Office for Davidson County, Tennessee, said property was divested out of William Bedford Davis and vested in Mary Dabney Minor Davis.

This is improved property known as 1451 McGavock Pike, Nashville, Tennessee 37216

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 & assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that she 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 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 Inglewood Gold Club Estates of record in Book 843, page 98, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ 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 I have hereunto set my hand on this the 19th day of February, 2002.

Mary Dabney Minor Davis
MARY DABNEY MINOR DAVIS

BY: Bedford Duncan Davis
Bedford Duncan Davis
Attorney in Fact

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

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

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 _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEDFORD DUNCAN DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY DABNEY MINOR DAVIS and acknowledged that he executed the same as the free act and deed of the said MARY DABNEY MINOR DAVIS.

WITNESS my hand and seal this 19th day of February, 2002.

Notary Public

My Commission Expires: 10/12/05

