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 $ 245,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2002

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 04/24/02 16:01 2pgs
Fees:13.00 Taxes:906.50
20020424-0050870

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GRAND CAPITAL INVESTMENTS, LLC 4309 Sunnybrook Drive Nashville, Tennessee 37205	Grand Capital Investments, LLC 7018 Willowick Drive Brentwood, Tennessee 37027	MAP 130-3 PARCEL 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND NO/100-- ---------- ($ 245,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RANDOLPH S. ALSUP, married hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto GRAND CAPITAL INVESTMENTS, LLC , a Tennessee limited liability company 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. 8 in Block 10 on the Plan of Royal Oaks Subdivision of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randolph S. Alsup by deed from Randolph S. Alsup, Successor Trustee of the Alsup Living Trust dated December 21, 2000, of record as Instrument No. 200111210128100 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4309 Sunnybrook Drive, Nashville, Tennessee 37205

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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 Royal Oaks Subdivision, Block 10 of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself , his 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 22nd day of April, 2002.

RANDOLPH S. ALSUP

LISA H. ALSUP

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 RANDOLPH S. ALSUP and LISA H. ALSUP, 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 22nd day of April, 2002.

Notary Public

My Commission Expires: October 12, 2005

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

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: _____