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 $ 132,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2002

Notary Public

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

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GRAND CAPITAL INVESTMENTS, LLC 907 Gilmore Avenue Nashville, Tennessee 37204	Tom Horesh 7018 Willowick Drive Brentwood, Tennessee 37027	MAP 118-1 PARCEL 292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100-- ($ 132,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, FRANCINA N. KING, EXECUTRIX, ESTATE OF THOMAS KING, JR. 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. 88 on the Plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 50.0 feet on the southerly side of Gilmore Avenue and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Thomas King, Jr., single, by deed from Helen Lucile Turnmyre of record in Book 4127, page 960, Register's Office for Davidson County, Tennessee; the said Thomas King, Jr. having since died testate and his Last Will and Testament being of record in Will Book 2180, image 400769, Probate Court Clerk's Office for Davidson County, Tennessee. By Order Approving Sale of Real Property issued by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record as Instrument No. 20020501005364 0, said Register's Office, Francina N. King, Executrix, was authorized and directed to sell and convey said property.

Davidson County DEEDWARR
Recvd: 05/01/02 14:20 2pgs
Fees:13.00 Taxes:488.40

20020501-0053641

This is improved property known as 907 Gilmore Avenue, Nashville, Tennessee 37204

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.

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 Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s 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 29th day of April, 2002.

Francina N. King

FRANCINA N. KING, EXECUTRIX
OF THE ESTATE OF THOMAS KING, JR.

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)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Francina N. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of Thomas King, Jr., and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing as Executrix.

WITNESS my hand and official seal this 29th day of April, 2002.

Mitchell A Watts

Notary Public

My Commission Expires: 10/12/05

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