Davidson County DEEDWARR
Recvd: 11/15/02 13:39 3pgs
Fees:18.00 Taxes:310.80
20021115-0141939

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Phillip R. Sales and wife, Patricia Sales	ABN AMRO Mortgage Group, Inc.	Map 71-16
1417 Montgomery Avenue	2600 W. Big Beaver Road	Parcel 113.00
Nashville, TN 37207	Troy, MI 48084	26B 11232

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Grand Canyon Properties, LLC, a Tennessee Limited Company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Phillip R. Sales and wife, Patricia Sales,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 and a small triangle out of the northwest corner of Lot No. 13, on the plan of T. I. Ward's Resubdivision of certain lots in Williams and Hayes Belleview Plan of record in book 974, page 48, Register's Office for said county, said triangular part of Lot No. 13 having a base of 0.8 feet on Montgomery Street.

Said Lot No. 12 and said part of Lot No. 13 adjoin and front together 50.8 feet on the easterly side of Montgomery Street and runs back between lines along the south margin of Blue Ridge Drive, formerly Peachtree Street, 200 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Grand Canyon Properties, LLC, a Tennessee limited liability company by deed from Paula J. Holman, unmarried of record in Book 1148, page 207, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 1417 Montgomery Avenue, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $84,000.00.

Phillip R Dale
Affiant

Subscribed and sworn to before me this 13th day of November, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of November, 2002.

Grand Canyon Properties, LLC, a Tennessee Limited Liability Company

By: Virginia N. Pitts
Virginia N. Pitts, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Virginia N. Pitts, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the chief manager of Grand Canyon Properties, LLC, a Tennessee limited liability company and that she as such chief manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as chief manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of **November,** 2002.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires: