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 $ 49,500.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2002

Notary Public

My Commission Expires: 10-1-05

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

Davidson County DEEDWARR
Recvd: 12/02/02 13:51 2pgs
Fees:13.00 Taxes:183.15
20021202-0148049

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GRAND CAPITAL INVESTMENTS, LLC 2109 10th Avenue, South Nashville, Tennessee 37204	Grand Capital Investments, LLC 7018 Willowick Drive Brentwood, TN 37027	MAP 105-13 PARCEL 158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 49,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, SANDRA EDWARDS NOLAN AND DONNA EDWARDS CONDREY AND ANDREA EDWARDS THOMPSON, individually and as an heir at law 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 the north 20.0 feet of Lot No. 10 and the south 30.0 feet of Lot No. 11 on the Plan of McAlister Property as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee, and being a Subdivision of part of Lot No. 3 on the Plan of W.L.B. Lawrence Land as of record in Book 21, page 148, said Register's Office.

SAID parts of Lots Nos. 10 and 11 front together 50.0 feet on the westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

BEING the same property conveyed to James E. Edwards, a married person, and his daughter, Andrea Edwards, by deed from James E. Edwards, a married person and his wife, Ora Seay Edwards, of record in Book 8256, page 280, Register's Office for Davidson County, Tennessee; the said James E. Edwards having since divorced Ora Seay Edwards and died unmarried and intestate on September 8, 2002, survived by his heirs at law, to wit: Sandra Edwards Nolan, Donna Edwards Condrey and Andrea Edwards Thompson.

This is improved property known as 2109 10th Avenue, South, 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 & assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve 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 McAlister Property of record in Book 421, page 10, 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 26th day of November, 2002.

Sandra Edwards Nolan
SANDRA EDWARDS NOLAN

Donna Edwards Condrey
DONNA EDWARDS CONDREY

Andrea Edwards Thompson
ANDREA EDWARDS THOMPSON, individually
and as heir at law

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 SANDRA EDWARDS NOLAN AND DONNA EDWARDS CONDREY AND ANDREA EDWARDS THOMPSON, 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 26th day of November, 2002.

My Commission Expires: October 12, 2005

Mitchell A. Watts
Notary Public

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 _____.

My Commission Expires: _____

_____
Notary Public