SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/16/02 10:16 2pgs
Fees:13.00 Taxes:444.00
20021216-0154354

ADDRESS NEW OWNER(S) AS FOLLOWS:
Suzanne L. Smith- May
1027 Delmas Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Wachovia Mortgage Corporation
P.O.Box 57664
Jacksonville, FL 32241

MAP-PARCEL NUMBERS:
72-10-98

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grand Canyon Properties, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Suzanne L. Smith- May, a married woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the west part of Lot No. 3 on the Map of East Hill Addition of record in Book 332, page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 55 feet on the northerly side of West Delmas Avenue and runs back between parallel lines 95.5 feet to the south line of Lot No. 4.

Being the same property conveyed to Grand Canyon Properties, LLC by Quitclaim Deed from Virginia Pitts and Gregory Pitts, of record in Instrument No. 1999 1209 0301334, Register's Office for Davidson County, Tennessee.

Said property was also conveyed to Grand Canyon Properties, LLC by Warranty Deed from June Springfield, unmarried, of record in Book 11041, page 194, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1027 Delmas Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of December, 2002.

Virginia N. Pitts, Manager

Grand Canyon Properties, LLC
By: Virginia N. Pitts

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 Virginia N. Pitts, with whom I am personally acquainted and who proved herself to be the Chief Manager of Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, and who, being authorized to do so, acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

DONALD R. GARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TEN.

06697-BP