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 $***123,000.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 2003.

Notary Public

My Commission Expires: 10/14/05

Davidson County DEEDWARR
Recvd: 02/26/03 13:50 2pgs
Fees:13.00 Taxes:455.10
20030226-0025690

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP and PARCEL NOS.
GRAND CAPITAL INVESTMENTS, LLC 1104 Lawrence Avenue Nashville, Tennessee 37204	GRAND CAPITAL INVESTMENTS, LLC 330 Franklin Road #135A-135 Brentwood, Tennessee 37027	MAP 105-13 PARCEL 188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THREE THOUSAND AND 00/100 DOLLARS ($***123,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, KENDALL MOORE, unmarried, (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 and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 50.0 feet of Lot No. 3 on the Plan of McAllister Property of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kendall Moore, unmarried, by deed from Judy Ann Thompson, Jeane Ellen Thompson Howse, Jewell Elaine Thompson Garner and Jeannette Thompson, the sole heirs at law of Christine Thompson, of record as Instrument No. 20030207-0017206 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Lawrence 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 he 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.

2. Matters, if any, shown on the plan of McAllister Property of record in Book 421, page 10, 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 land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of February, 2003.

Kendall Moore
KENDALL MOORE

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 KENDALL MOORE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2003.

Notary Public

My Commission Expires: 10-17-05

