WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/03 11:16 2pgs
Fees:13.00 Taxes:462.13

20030303-0027415

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun P. Alderman (NAME)	Franklin Financial Mortgage, Inc. (NAME)	105-13 158
2109 10th Avenue South (ADDRESS)	110 3rd Avenue North (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grand Capital Investments L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shaun P. Alderman, unmarried, and father, Peter H. Alderman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 and being a Subdivision of part of Lot No. 3 on the Plan of W.L.B. Lawrence Land of record in Plat Book 421, page 10 and Book 21, page 148, Register's Office for Davidson County, Tennessee.

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 Grand Capital Investments L.L.C., by deed from Sandra Edwards Nolan and Donna Edwards Condrey and Andrea Edwards Thompson, individually and as an heir at law, of record at Instrument No. 20021202-0148049, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 421, page 10 and Book 21, page 148, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 2109 10th Avenue South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 27th day of February, 2003

Grand Capital Investments L.L.C.
By:
Tom Brock, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tom Horesh with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Chief Manager of Grand Capital Investments, L.L.C., the within named bargainor, a limited liability corporation, and that he/she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability corporation by the said Tom Horesh, as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of February, 2003.

Notary Public

My commission expires 9/25/2004