Realty Title
48-A
D7

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2003.

Notary Public
My commission expires: 11/30/04

Davidson County DEEDWARR
Recvd: 04/22/03 10:51 2pgs
Fees:13.00 Taxes:784.40
20030422-0052891

File No. 80685

Address of New Owner:	Send Tax Bills to:	Tax Information
Curtis W. Brancheau	1st Trust Bank For Savings	118-01-0 292.00
907 Gilmore Avenue	P.O. Box 17257	
Nashville, TN 37204	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grand Capital Investments, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Curtis W. Brancheau and Steven P. Brancheau, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors 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 Lot No. 88 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grand Capital Investments, LLC, a Tennessee limited liability company by Warranty Deed from Francina N. King, Executrix, Estate of Thomas King, Jr. of record in Instrument No. 20020501-0053641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 907 Gilmore Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of April, 2003.

Grand Capital Investments, LLC

By: Tom Horesh, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tom Horesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Grand Capital Investments, LLC, a Tennessee limited liability company, and that he is authorized by Grand Capital Investments, LLC to execute this instrument on its behalf.

Notary Public

My Commission expires 11/30/04