THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/18/03 08:36 2pgs
Fees:13.00 Taxes:543.90

20030718-0100934

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 147,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2003

Notary Public

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

My Commission Expires: 10/12/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GRAND CAPITAL INVESTMENTS, LLC 3702 Princeton Avenue Nashville, Tennessee 37205	Grand Capital Investments, LLC 330 Franklin Road #135A-135 Brentwood, Tennessee 37027	MAP 104-05 PARCEL 170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100---------- ($ 147,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DOTHLEEN V. COLEMAN, 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 & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Map of J.D. Torrey's subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C" as of record in Book 421, page 186, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the northerly margin of Princeton Avenue 54.0 feet easterly from the line between Lots Nos. 5 and 6 on said plan, being the southeast corner of the property conveyed to Eva L. Thompson by deed from B.T. Binkley and wife, of record in Book 816, page 69, said Register's Office; thence westwardly with Princeton Avenue 55.0 feet; thence northwardly 60.0 feet, more or less, to the southerly margin of a 30-foot alley; thence westwardly with the same 70.0 feet to a point 35.0 feet easterly from the line between Lots Nos. 5 and 6; thence southwardly 67.0 feet, more or less, to the beginning.

BEING the same property conveyed to Dothleen V. Coleman by deed from Joe Katz, a widower, of record in Book 4810, page 811, Register's Office for Davidson County, Tennessee.

This is improved property known as 3702 Princeton Avenue, Nashville, Tennessee 37205

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 COVENANT s with the said GRANTEE that she 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(s).

2. Matters shown on the Plan of J.D. Torrey's S/D of Lots Nos. 411 and 503 of record in Book 421, page 186, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ 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 I have hereunto set my hand on this the 14th day of July, 2003.

Dothleen V. Coleman, by

DOTHLEEN V. COLEMAN

BY: Monica D. Edwards, Conservator

Monica, Edwards, Conservator
D.

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

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

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

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 Monica Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Conservator for Dothleen V. Coleman executed the within instrument for the purposes therein contained by signing as Conservator.

WITNESS my hand and official seal this 14th day of July, 2003.

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

Notary Public

My Commission Expires: 10/12/05