03

Realty Title #A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 10/28/03 15:04 2pgs
Fees:13.00 Taxes:536.50
20031028-0158799

Address of New Owner:	Send Tax Bills to:	Tax Information
Grand Capital Investments, Co., LLC	New Owner	118-01-0-338.00
925 Halcyon Avenue	7018 Willowick Dr.	
Nashville TN 37204	Brentwood, TN 37027	

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, Annie M. Wellington, unmarried, and Gloria J. Booker and Juanita Murphy, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Grand Capital Investments, Co., LLC, 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 the Westerly 50 feet of Lot No. 27 on the Plan of Noel's Idlewild, of record in Book 161, Page 120, Register's Office for said County.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Halcyon Avenue and runs back 150 feet, more or less, on the easterly line and 151 feet on the westerly line, with the easterly margin of 10th Avenue South, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Archie Matthews, Annie M. Wellington and husband, Jesse H. Wellington by Installment Deed from Beatrice Dreeden (now Shelton), of record in Book 4091, Page 769, Register's Office for Davidson County, Tennessee. Archie Matthews conveyed his interest in subject property to Gloria J. Booker and Juanita Murphy by quitclaim deed of record in Book 10429, Page 663, said Register's Office. The said Jesse H. Wellington having since died.

Subject property is not the usual residence of grantors Gloria J. Booker and Juanita Murphy.

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 925 Halcyon 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 23rd day of October, 2003.

Annie M. Wellington
By: Katharyn Kirby, Atty in Fact

Gloria J. Booker

Juanita Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gloria J. Booker and Juanita Murphy, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 23rd day of October, 2003.

Notary Public

My Commission expires 03/14/05

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 Juanita Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Annie M. Wellington and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2003.

3/14/2005
Commission expires

Notary Public