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 $ 67,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2003

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 11/10/03 10:41 2pgs
Fees:13.00 Taxes:247.90
20031110-0164278

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GRAND CAPITAL INVESTMENTS, LLC 537 Brook View Drive Antioch, Tennessee 37013	Grand Capital Investments, LLC 330 Franklin Road #135A-135 Brentwood, Tennessee 37027	MAP 162-10 PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND AND NO/100---------- ---------- ($ 67,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JODY M. HOBBS AND WIFE, ROBBIE D. HOBBS hereinafter called the Grantors, 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. 171 on the Plan of Brook View Estates-Section 2 as of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jody M. Hobbs and wife, Robbie D. Hobbs, by deed from Robert G. Durham and wife, Janice A. Durham, of record in Book 6924, page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as 537 Brook View Drive, Antioch, Tennessee 37013

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 s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Brook View Estates-Section 2 of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ 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 _we_ have hereunto set _our_ hands_ on this the __7th__ day of __November__, 2003

JODY M. HOBBS

ROBBIE D. HOBBS

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 JODY M. HOBBS AND WIFE, ROBBIE D. HOBBS, the bargainor_s___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __7th__ day of __November, 2003__.

My Commission Expires: October 12, 2005

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