PICK-UP

Davidson County DEEDWARR
Recvd: 02/27/04 15:45 2pgs
Fees:13.00 Taxes:751.10
20040227-0022608

**RECORD & RETURN TO:**
Amy N. Rochford, Community Title Company 2200 Abbott Martin Road
Nashville, TN 37215

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

*Affiant*

Subscribed and sworn to me on February 26, 2004.

NOTARY PUBLIC

J. ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON TENN

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number; 2004-004

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Joshua E. Perry and Shelli R. Yoder<br>1104 Lawrence<br>Nashville, TN 37204 | SAME | Map 105-13<br>Parcel 188 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRAND CAPITAL INVESTMENTS, LLC, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Joshua E. Perry and Shelli R. Yoder as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 50.0 feet of Lot No. 3 on the Plan of McAlister Property of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grand Capital Investments, LLC, a Tennessee limited liability company, by deed from Kendall Moore, unmarried, of record in Instrument No. 20030226-0025690, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Matters shown on plat of record in Book 421, page 10, in the Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1104 Lawrence, 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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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** our hands on February 26, 2004.

**GRAND CAPITAL INVESTMENTS, LLC**

By: _____

Its: Chief Manager

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On February 26, 2004, before me personally appeared Tom Horesh, the Chief Manager of Grand Capital Investments, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 26, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 1/27/07