FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kenon T. Ewing	GMAC Mortgage Corp.	Map 070
1917 S. Hamilton Road	100 Wilmer Road	Group 13-0
Nashville, TN 37218	Horsham, PA 19044	Parcel 055.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Grand Canyon Properties, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kenon T. Ewing, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 4, on the Plan of G.T. Sheegog Subdivision at Bordeaux, Block 1, of record in Book 421, Page 191, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Grand Canyon Properties, LLC by deed from Nannie Ethel Green, of record in Book 11147, Page 398, dated October 5, 1998, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 191; and (3) Easement to the State of Tennessee of record in Book 5880, Page 46, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1917 S. Hamilton Road, Nashville, TN 37218

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12th day of August, 2004.

Grand Canyon Properties, LLC

BY: Virginia N. Pitts, CM
Virginia N. Pitts
Chief Manager

Davidson County DEEDWARR
Recvd: 08/16/04 10:31 2pgs
Fees:13.00 Taxes:400.16

20040816-0098663

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Virginia N. Pitts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of the Grand Canyon Properties, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the said Virginia N. Pitts as such Chief Manager.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

