THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23266-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $288,900.00. Affiant Subscribed and sworn to before me this 30th day of August, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: David M. Duckworth, Jr. Lauren B. Duckworth 6312 Robin Hill Road Nashville, TN 37205	**Send Tax Bills To:** Chase Manhattan Mortgage Corp. P.O. Box 79046 Phoenix, Az 85062-9046	**Tax Information:** Map No.115.15-0 Parcel No. 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grand Capital Investments, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M. Duckworth, Jr. and wife, Lauren B. Duckworth** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6312 Robin Hill Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2004.

Grand Capital Investments, LLC

Tom Horeth, Chief Manager

BY: TOM HOREth
ITS: Chief manager

Davidson County DEEDWARR
Recvd: 09/07/04 15:33 2pgs
Fees:13.00 Taxes:1068.93
20040907-0108005

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tom Horeth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained and who further acknowledged that HE is the Chief Manager of GRAND CAPITAL INVESTMENTS, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2004.

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Catherine M. Wood
Notary Public

My Commission Expires: 9-25-04

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of West Meade Farms Inc. Section "E", as of record in Plat Book 1835, page 70, 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 dated March 25, 2004 from James A. Kearley and wife, Realta B. Kearley of record in Instrument No. 20040326-0034459, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6122, page 407, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 70, Register's Office for Davidson County, Tennessee.