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. 23347-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $317,500.00. Affiant Subscribed and sworn to before me this 10th day of September, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Keith D. Hodges, Beth Donaghey 925 Halcyon Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.118.01-0 Parcel No. 338.00

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 **Keith D. Hodges and Beth Donaghey, husband and wife** ("Grantee"), their 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 925 Halcyon Avenue, Nashville, TN 37204

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 10th day of September, 2004.

Grand Capital Investments, LLC

By_____
Tom Horesh, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Tom Horesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Grand Capital Investments, LLC, the within named bargainor, a limited liability company, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day of september, 2004.

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 09/14/04 14:39 2pgs
Fees:13.00 Taxes:1174.75

20040914-0110873

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Westerly 50 feet on Lot No. 27 on the Plan of Noel's Idlewild,, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

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 Grand Capital Investments, Co. LLC by deed dated 10/23/03 from Annie M. Wellington, unmarried and Gloria J. Booker and Juanita Murphy of record in Instrument No. 20031028-0158799, rerecorded in Instrument No. 20040219-0019166, Register's Office for Davidson County, Tennessee. Grand Capital Investments, LLC was erroneously refered to as Grand Capital Investments, Co. LLC in the vesting deed; they are the same entity.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record in Book 161, page 120, Register's Office for Davidson County, Tennessee