39-B

Davidson County DEEDWARR
Recvd: 11/19/04 14:57 2pgs
Fees:13.00 Taxes:342.25

20041119-0139332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-30-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MEL DOUGLAS LAYTON	Suntrust Mortgage	**72-12-47**
(NAME) **122 PIEDMONT AVENUE**	(NAME) 201 4th Avenue North	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LEONARD GUNN, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEL DOUGLAS LAYTON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 128 on the Subdivision of Waters Place on Maxey Lane, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grand Canyon Properties, LLC, an undivided one-half interest, and Leonard Gunn, an undivided one-half interest, from Allen O. St. Charles and wife, Georgeann Hart St. Charles by deed of record in Instrument Number 20040624-0074970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as **122 PIEDMONT AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 15 day of **NOVEMBER, 2004.**

GRANDCANYON PROPERTIES, LLC

Virginia Pitts mbr

BY: VIRGINIA PITTS, MEMBER

LEONARD GUNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia Pitts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a member of Grand Canyon Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Grand Canyon Properties, LLC, by herself as such member.

Witness my hand and official seal at Nashville, Tennessee this 15th **day of November, 2004.**

My commission expires: 9-22-2007

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Leonard Gunn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th **day of November, 2004.**

Notary Public

My commission expires: **SEPTEMBER 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.