ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Grand Canyon Properties, LLC P.O. Box 160591 Nashville, tN 37216	New Owner	MAP and PARCEL 71-4 226

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 01/17/06 13:32 2 pgs
Fees:13.00 Taxes:222.93

20060117-0006217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Herbert L. Russell, Jr.** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Grand Canyon Properties, LLC , a Tennessee Limited Liability Company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section I, Shepardwood Subdivision, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Dorothy Marie Black by Warranty Deed dated November 5, 1969, from C.H. Briley, Jr., Trustee, of record in Book 4377, Page 904, Register's Office for Davidson County, Tennessee. The said Dorothy Marie Black married Herbert L. Russell, Sr., and was one and the same person as Dorothy Marie Black Russell. Dorothy Marie Black Russell died intestate on November 27, 1997, leaving the following heirs at law: Herbert L. Russell, Sr., Husband; Herbert L. Russell, Jr., Son; and Chaka L. Russell, Daughter. Herbert L. Russell, Sr., died intestate on November 27, 2000, unmarried at the time of his death and left the following heirs at law: Herbert L. Russell, Jr., Son, and Chaka L. Russell, Daughter. See Affidavit as to Small Estate filed February 8, 2001, Probate Court for Davidson County, Tennessee, Docket No. 01P-205. See also Affidavit of Heirship of record in Instrument No. 20010216-0014975, said Register's Office. The said Chaka L. Russell conveyed her interest in said property to Herbert L. Russell, Jr., by Quitclaim Deed dated February 16, 2001, of record in Instrument No. 20010216-0014976, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2502 Oakwood Avenue, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4175, Pages 82 and 83, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4361, Page 11, said Register's office.

Grantor warrants that he has never lived in said property as a married person and that said property is not subject to any marital rights therein.

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $60,250.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 13th day of January, 2006.]
[ ]
[My Commission Expires: 11/14/2009 Notary Public]

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **January, 2006**.

Herbert L. Russell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Herbert L. Russell, Jr.** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **13th** day of **January, 2006**.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0601-004.wd