Box 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF **FEBRUARY, 2006.** Notary Public MY COMMISSION EXPIRES: **September 22, 2007** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/06 10:20 2 pgs
Fees:13.00 Taxes:181.30
20060228-0022833

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

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
STUART LEDERER	**HSBC MORTGAGE CORPORATION**	**71-15-229**
(NAME)	(NAME)	
319 MARIE STREET	**2929 WALDEN AVENUE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**DEPEW, NY 14043**	
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STUART LEDERER,** 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 the easterly 50 feet of Lots 75, 76, and 77 on the Map of Highland's Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said part of said lots front 50 feet on the southerly side of Marie Street and run back between parallel lines along the westerly margin of an alley 75 feet to the north line of Lot No. 78.

Being the same property conveyed to Grand Canyon Properties, LLC by deed from The Bank of New York, as Trustee under the Pooling and Servicing Agreement dated May 31, 1997, Series 1997-B, of record in Book 11564, page 289, dated June 23, 1999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 421, page 14, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **319 MARIE STREET, NASHVILLE, TN 37207**
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 **27th** day of **February, 2006**.

GRAND CANYON PROPERTIES, LLC

BY: VIRGINIA PITTS, CHIEF MANAGER

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 the **Chief Manager** of **GRAND CANYON PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, 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 Chief Manager.

Witness my hand and official seal at office this 27th day of February, 2006.

Notary Public

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

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