Davidson County DEEDWARR
Recvd: 08/27/07 13:58 3 pgs
Fees:18.00 Taxes:2218.15

20070827-0102606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2007

Notary Public

MY COMMISSION EXPIRES: 7-22-2007

(AFFIX SEAL)

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
HOOPER PROPERTY LLC	**SAME**	**083-02-0-334.00** **083-02-0-328.00**
(NAME) **1429 GREENWOOD AVENUE**	(NAME)	**083-02-0-333.00** **083-02-0-332.00**
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	**083-03-0-296.00**
(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, BLUE CANYON PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BLUE GRASS MANAGEMENT, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOOPER PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

This conveyance is subject to all matters as set forth in the Plan of record in Book 3700, page 6, Restrictive Covenants of record in Book 3886, page 340 and Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Book 9205, page 248, said Register's Office and any and all other easements, restrictions, and conditions of record which may affect said properties of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1211 A/ B Greenwood Court, 1214 A/ B Greenwood Court, 1215 A/ B Greenwood Court, 1217 A/B Greenwood Court, 2026 Greenwood Circle, Nashville, TN 37206**

(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 our hands this 15TH day of **August, 2007**.

BLUE CANYON PROPERTIES, GP

By: Grand Canyon Properties, LLC,
Virginia Pitts, Chief Manager

By: Blue Grass Management, Inc.,
Gary Hill, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **VIRGINIA PITTS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Chief Manager** of **GRAND CANYON PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath acknowledged Grand Canyon Properties, LLC to be a **GENERAL PARTNER OF BLUE CANYON PROPERTIES, GP,** the within-named bargainor, a Tennessee partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 15th day of August, 2007.

My commission expires: **September 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 for said county and State, **GARY HILL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President of BLUE GRASS MANAGEMENT, INC.**, a Tennessee corporation, and who, upon oath acknowledged Blue Grass Management, Inc. to be a **GENERAL PARTNER OF BLUE CANYON PROPERTIES, GP,** the within-named bargainor, a Tennessee partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 15th day of August, 2007.

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

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

Notary Public

EXHIBIT "A"

TRACT 1 – 1211 A/B Greenwood Ct., Nashville, TN (Map & Parcel 083-02-0-334.00)

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLUE CANYON PROPERTIES, LLC, by deed from JAMES A. CRISLIP, JR., SUBSTITUTE TRUSTEE, of record as Instrument No. 20060801-0092976, dated July 13, 2006, said Register's Office.

TRACT 2 – 1214 A/B Greenwood Ct., Nashville, TN (Map & Parcel 083-02-0-328.00)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLUE CANYON PROPERTIES, LLC, by deed from AUBREY HIAM, of record as Instrument No. 20060525-0061453, dated May 25, 2006, said Register's Office.

TRACT 3 – 1215 A/B Greenwood Ct., Nashville, TN (Map & Parcel 083-02-0-333.00)

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLUE CANYON PROPERTIES, LLC, by deed from AUBREY HIAM, of record as Instrument No. 20060525-0061455, dated May 25, 2006, said Register's Office.

TRACT 4 – 1217 A/B Greenwood Ct., Nashville, TN (Map & Parcel 083-02-0-332.00)

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLUE CANYON PROPERTIES, LLC, by deed from Joe M. Kirsch, as Substitute Trustee, by Substitute Trustee's Deed of record as Instrument No. 20060518-0058630, dated May 12, 2006, said Register's Office.

TRACT 5 – 2026 Greenwood Circle, Nashville, TN (Map & Parcel 083-03-0-296.00)

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Greenwood Manor, of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLUE CANYON PROPERTIES, LLC, by deed from Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, of record as Instrument No. 20060801-0092975, dated June 14, 2006, said Register's Office.

All of the above five tracts being part of the same property conveyed to BLUE CANYON PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from Grand Canyon Properties, LLC, a Tennessee limited liability company, and Blue Grass Management, Inc., a Tennessee corporation, as the sole members of the entity formerly known as Blue Canyon Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20070601-0065386, dated June 1, 2007, said Register's Office. The said Blue Canyon Properties, LLC having since merged to Blue Canyon Properties, GP, by Statement of Partnership Authority filed with the Secretary of State and of record as Instrument No. 20070601-0065385, said Register's Office.