BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$59,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF FEBRUARY, 2008. Notary Public MY COMMISSION EXPIRES: **August 23, 2011** (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
GRAND CANYON PROPERTIES, LLC	**SAME**	**072-11-0-478.00**
(NAME) **P. O. BOX 160591**	(NAME)	Davidson County DEEDWARR Recvd: 02/14/08 14:50 2 pgs Fees:13.00 Taxes:218.30
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	20080214-0015036
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, AUBREY HIAM,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1, on the Plan of Lee Subdivision, Section One, of record in Plat Book 5210, page 273, 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 Aubrey Hiam by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record as Instrument No. 20080212-0014043, dated February 6, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 5210, page 273 and Restrictions of record in Book 5599, page 374 and Book 8922, page 539 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.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(**X**) property, known as **1427 LITTON AVENUE, 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 GRANTEES, their heirs and 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 my hand this 14 day of February, 2008.

AUBREY HIAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 14th day of February, 2008.

My commission expires: **August 23, 2011**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN