BOOK 10477 PG 760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FILE BOX 47

The actual consideration or value, whichever is greater, for this transfer is $61,500.00.

Michael F. Mondelli, Trustee
AFFIANT

Sworn and subscribed before me this 28th day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 1-20-99

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

8244 06/03 0101 03CHECK 236.55

THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, 603 Woodland Street, Nashville, TN 37206

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL**
8017 Brooks Chapel Road, S-800 Brentwood, TN 37027	8017 Brooks Chapel Road S-800 Brentwood, TN 37027	92-15-A-210

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Michael F. Mondelli, Trustee for the benefit of MBC PARTNERSHIP, a Tennessee General Partnership composed of Leslie L. Mondelli, Sr., Michael F. Mondelli, James V. Mondelli, Leslie L. Mondelli, Jr., and Mark L. Mondelli, hereinafter called the Grantor, with authority to bargain, transfer, sell and convey, without the joinder of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto P & B Partnership, a Tennessee General Partnership composed of Peggy O'Neal and Brooks Sells, hereinafter called the Grantee, its 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 UNIT NO. 210 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office of Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.*
>
> ***BEING** a portion of the same property conveyed to MBC PARTNERSHIP, a Tennessee General Partnership composed of Leslie L. Mondelli, Sr., Michael F. Mondelli, James V. Mondelli, Leslie L. Mondelli, Jr., and Mark L. Mondelli, of*

record in Book 7243, Page 445, Register's Office of Davidson County, Tennessee.

This is improved property known as 2325 Elliston Place, Unit 210, Nashville, Tennessee, 37203.

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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** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with Grantee's assuming responsibility for payment of same.

2. Master Deed for Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office of Davidson County, Tennessee, and the By-Laws Appended thereto at Book 6657, Page 106, said Register's Office.

3. All restrictions of record in the Davidson County Register of Deeds Office including those contained in Book 482, Page 379, in Book 565, Page 235, Register's Office of Davidson County, Tennessee.

Grantor does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

03114479
IDENTIF. ↑ REFERENC

97 JUN -3 PM 2:5
FELIX A. ERLSON II REGISTER
DAVIDSON COUNTY, TN

WITNESS ours hands this 28th day of May, 1997.

MBC PARTNERSHIP, a Tennessee General Partnership composed of Leslie L. Mondelli, Sr., Michael F. Mondelli, James V. Mondelli, Leslie L. Mondelli, Jr., & Mark L. Mondelli,

BY: MICHAEL F. MONDELLI, Trustee TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Zana C. Petty, a Notary Public within and for the State and County aforesaid, personally appeared, Michael F. Mondelli, with whom I am personally acquainted and upon his oath acknowledged himself to be the Trustee for the MBC PARTNERSHIP with full power to convey on behalf of the MBC PARTNERSHIP, a Tennessee General Partnership composed of Leslie L. Mondelli, Sr., Michael F. Mondelli, James V. Mondelli, Leslie L. Mondelli, Jr., and Mark L. Mondelli, the within named bargainor, executed the foregoing Warranty Deed for the purposes therein contained by signing the name of the MBC PARTNERSHIP, by himself as Trustee.

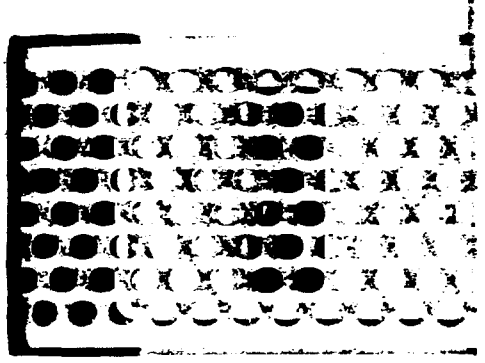
WITNESS my hand and official seal at Nashville, Tennessee, on this the 28th day of May, 1997.

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON TENN.

NOTARY PUBLIC

My Commission Expires:

1-20-99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10477 PG 762

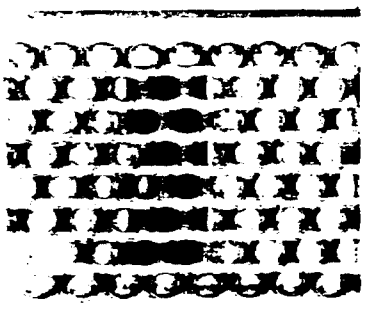
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61500.00
CON TX 227.55
PRFEE 1.00
WDEED 8.00
TOTAL 236.55
CHECK 236.55

06/03/97 01 14:59 0001 8244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03114479
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158176