1/4

THIS INSTRUMENT PREPARED BY:

John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10479 PG 289

ADDRESS NEW OWNER AS FOLLOWS:
Migirdic Nalbantyan
1933 Edenbridge Way
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.
92-15A-208

B664 06/04 0101 03CHECK 242.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 1997.

Notary Public

My commission expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

03111875
IDENTIF. ↑ REFERENCE

97 JUN -4 AM 11:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **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, with authority to bargain, transfer, sell and convey without the joinder of any beneficiary,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MIGIRDIC NALBANTYAN AND WIFE, BARBARA B. NALBANTYAN,** hereinafter called the Grantee, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Unit No. 208, 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.

Being part of the same property conveyed to 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 by deed from GIR Investments, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey of record in Book 7243, Page 445, Register's Office for Davidson County, Tennessee.

This is improved property known as 2325 Elliston Place, Unit No. 208, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it,

and the same is unencumbered, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind himself, his successors, heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of May, 1997.

Michael F. Mondelli, Trustee

Michael F. Mondelli, Trustee, for the benefit of MBC Partnership

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 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, with authority to bargain, transfer, sell and convey without the joinder of any beneficiary, 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, this 29th day of May, 1997.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/26/97

HAWKINS.WD

EXHIBIT "A"

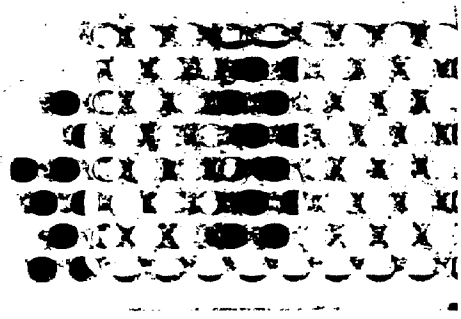
PERMITTED ENCUMBRANCES

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Master Deed of record in Book 6657, Page 72, Book 6657, Page 106 as amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee.

3. Charter of Elliston Place Quarters Homeowners Association, Inc. of record in Book 7013, Page 60 said Register's Office.

4. Taxes for the year 1997 and subsequent years, which taxes have been pro-rated between the parties and assumed by the within named Grantees.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 292

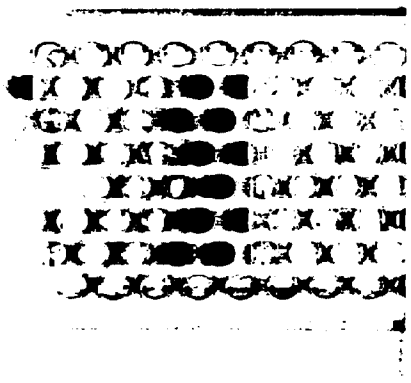
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 12.00
TOTAL 242.40
CHECK 242.40

06/04/97 01 11:22 0001 8664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111875
IDENTIF. # REFERENCE

97 JUN -4 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158590