BOOK 11078 PAGE 836

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF August, 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 1604 Westgate Circle #3, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBHD, LLC (NAME)	MBHD, LLC c/o Mike Whalen (NAME)	MAP 105-5
1019 Argyle Avenue (ADDRESS)	1 Nations BAnk Plaza 5th Floor (ADDRESS)	TRACT 1 PARC: 400
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	TRACT 2 PARC: 401

FOR AND 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, WE, Legal Heirs of Allon E. Kelsoe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MBHD, LLC

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:

TRACT 1:

Land in Davidson County, Tennessee, Being Lot No. 12 in A. V. Jones Subdivision of blocks 2,4,6,8,10,12,14,16,18, and 20 of Jones and Dudley's Addition, a Plan of said A. V. Jones Subdivision of record in Book 57, page 147, Register's office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the south side of Fairview Avenue and extends back southwardly between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Allon E. Kelsoe by deed from Bransford Realty Co., of record in Book 794, page 59, Register's office for said County, Tennessee.

The following description is made a part of this conveyance, but is separate from the above

TRACT 2:

Land in Davidson County, Tennessee, Being the Easterly 41 feet of Lot No. 11 on the Map of A.V. Jones Subdivision, of part of Jones and Dudley's Addition, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1019 Argyle Avenue, Nashville, TN 37203
(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 our hand s this 21st day of August, 19 98

Legal Heirs of Allon E. Kelsoe
By: Margaret K. Hammonds
Margaret K. Hammonds

Attest: Bettie H. Kinnard by Margaret K. Hammonds, P.O.A.
Bettie H. Kinnard

LEGAL DESCRIPTION CONTINUATION

Said part of lot no. 11 fronts 41 feet on the southerly side of Argyle, formerly Fairview Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Allon E. Kelson by deed from Mattie Brown Lewis, and spouse, William Lewis, of record in Book 1371, page 33, said Register's Office.

The said Allon E. Kelsoe is subsequently deceased, and title is vested in his sole heirs at law, Margaret K. Hammonds, unmarried, and Bettie H. Kinnard, unmarried.

This conveyance is subject to taxes for 1998 and subsequent years, restrictions and easements of record.

0478831
IDENTIF. & REFERENCE

98 AUG 24 PM 2:37

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Margaret K. Hammonds and Bettie H. Kinnard* with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the _____ and _____ respectively of the Legal Heirs of Allon E. Kinnard the within named bargainor, and corporation, and that they as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Margaret K. Hammonds as such _____, and attesting the same by the said Bettie H. Kinnard as such _____.

Witness my hand and official seal at office at Brentwood, TN this the 21st day of August 19 98.

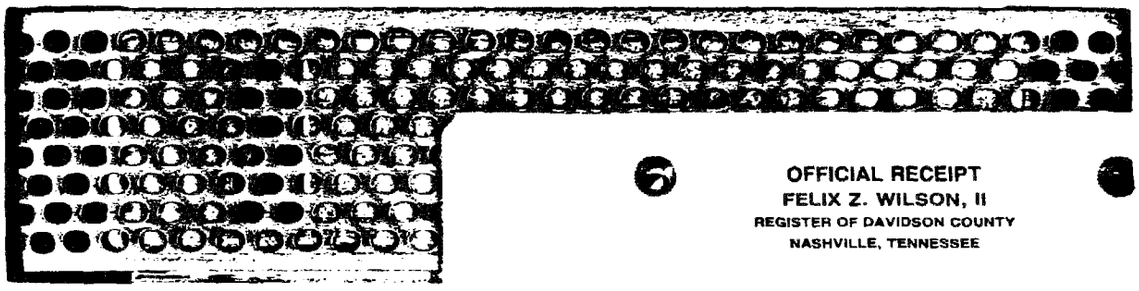
My commission expires March 24, 2001

LESLIE RUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

*Bettie H. Kinnard's Attorney-in-fact, Margaret K. Hammonds, appears on her behalf with full authority to do so according to document filed simultaneously herewith *

1137 08/24 0101 03CHECK 70.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

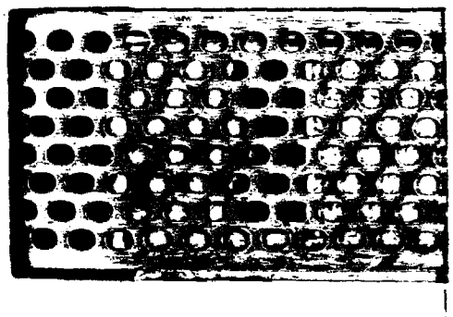
RECEIVED OF _____

FOR _____

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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 15000.00
				CON TX 55.50
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 70.50
				CHECK 70.50
			08/24/98 01	14:37 0001 1137



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047883 IDENTIF. & REFERENCE

98 AUG 24 PM 2:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1336629