BOOK 11504 PG. 657

MELODY A. HAYES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 99

Melody A. Hayes
Notary Public

MY COMMISSION EXPIRES: 8-5-2002
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBHD, LLC	SAME	059-16-0-066.00
(NAME)	(NAME)	
2427 & 2429 Grover Street		AND
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		059-16-0-067.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Yvonne Joyce and husband, William McKinley Joyce, a married woman

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:

LAND in Davidson County, Tennessee, BEING Lots No. 73 and 74 on the Plan of J. B. Haynie's Cleveland Plan of Lots in the 21st Civil District of Davidson County, Tennessee, the Plan of which is of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eddie Yvonne Johnson by deed from May Vina Thompson, Mattie Ussery, Henrietta Floyd, Elaine Leggs, Irene Covington, Ophelia Jenkins, Charles Jenkins and W. C. Jenkins of record in Book 4968, Page 822, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Eddie Yvonne Johnson by Quit Claim Deed from Giles M. Johnson of record in Book 7205, Page 606, Register's Office for Davidson County, Tennessee.

Eddie Yvonne Johnson and Yvonne Johnson are one and the same person.

William McKinley Joyce herein joins to convey any and all rights and interests he may have, if any.

This conveyance subject to taxes for 1999 and subsequent years, restrictions and easements of record.

99 JUN -1 PM 5:46
DAVIDSON COUNTY REGISTER

059 03930

unimproved ( )
This is improved (X) property, known as 2427 & 2429 Grover Street, Nashville, Tennessee 37207
(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 20th day of May 19 99

Yvonne Joyce

3435 06/01 0101 03CHECK 66.50

W. M. Joyce
William McKinley Joyce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvonne Joyce and husband, William McKinley Joyce

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of May, 19 99.

Commission expires 8-5-2002

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 659

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0593930

IDENTIFICATION OR REFERENCE

99 JUN -1 PM 5:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	66.50
CHECK	66.50

06/01/99 01 17:49 0001 3435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467966