QUITCLAIM DEED

47

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBHD, LLC c/o Mike Whalen (NAME)	Same (NAME)	MAP 105-5
1 Nations Bank Plaza 5th Floor (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	TRACT 1: Par.400
Nashville, TN 37239 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	TRACT 2: Par.401

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072
FROM INFORMATION FURNISHED BY THE PARTIES.

Instr:20000201001054? Page: 1 OF 3
REC'D FOR REC 02/01/2000 3:21:23PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

— THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 99.

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ~~Barbara Cain and~~ Richard Baker and Maryland Parker, Jr.

by these presents do hereby quitclaim my/our interest unto MBHD, LLC

his successors and assigns, all their right, title and interest in and to the following described tract of land:

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 Davidson County, Tennessee. The said Allon E. Kelsoe having since died intestate, leaving title to subject property vested in his sole heirs at law. Sole heirs at law now being: Hazel Betty Kinnard, Hubert Kelsoe, Jr., Barbara Baker, Richard Baker, Maryland Baker, Margaret Hammonds, Claude Kelsoe, David Kelsoe, Mary Kelsoe, and Thelma Kelsoe.

TRACT 2:

Land in Davidson County, Tennessee, being the Easterly 41 feet of Lot No. 11

CONTINUED

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 31st day of December, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maryland Parker, Jr.
Maryland Parker, Jr.

~~Barbara Cain~~

Richard Baker
Richard Baker

CASTQCDE

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 ~~Barbara Carr and~~ Richard Baker and Maryland Parker, Jr.

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 Goodlettsville, Tennessee, this 31st day of December 19 99

Commission expires 10-25-03

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, a 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

LEGAL DESCRIPTION CONTINUATION

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

Said part of said 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. Kelsoe by deed from Mattie Brown Lewis and spouse, William Lewis, of record in Book 1371, page 33, Register's Office for said County. The said Allon E. Kelsoe having since died intestate, leaving title to subject property vested in his sole heirs at law. Sole heirs at law now being: Hazel Betty Kinnard, Hubert Kelsoe, Jr., Barbara Baker, Richard Baker, Maryland Baker, Margaret Hammonds, Claude Kelsoe, David Kelsoe, Mary Kelsoe, and Thelma Kelsoe.

Richard A. Baker, Jr. is one and the same as Richard Baker.
Maryland Baker is one and the same as Maryland Parker, Jr.
Barbara Baker is one and the same as Barbara Carr.



Maryland Parker, Jr.