This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC (bsl)
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
MBHD, LLC c/o Banc of America, CDC One Bank of America Plaza Nashville, TN 37239	Owner	105-9-267

Instr:200002140014554 Page: 1 OF 2
REC'D FOR REC 02/14/2000 10:06:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $29.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 8,000.00 .

Affiant

Subscribed and sworn to before me this 10th day of February, 2000.

Notary Public

My Commission Expires:

July 15, 2001

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cecelia Adkins, widow of John W. Adkins,** ("Grantor") by these presents does hereby transfer, sell and convey to MBHD, LLC, a Tennessee limited liability company, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the east ½ of Lot No. 21 on the Map of A.V. Jones Subdivision of certain blocks in Jones & Dudley's Addition, as of record in Book 57, page 147, Register's Office for said County.

Said part of said lot fronts 40.95 feet on the south side of Wade Street, formerly Wallace, and runs back between parallel lines, 150 feet to an alley. Being property devised to Celia Rhodes, as devisee under the will of Isaiah Roscoe as of record in Will Book 59, page 433, County Court Clerk's Office, Davidson County, Tennessee. Being the same property conveyed to Fred Sheffield by Isaiah Roscoe Rhodes, et al, as of record in Book 3437, page 269, Register's Office for Davidson County, Tennessee; and further,

BEING the same property conveyed to John W. Adkins, by deed from Fred Sheffield, *who reserved a life estate*, of record in Book 3467, page 529, Register's Office for Davidson County, Tennessee, the said Fred Sheffield having since died.

(This is unimproved property known as 1025 Wade Street, Nashville 37204 - Tax Map/Parcel 105-09-267)

This conveyance is subject to: (a) Property Taxes for 2000 and subsequent years to the Metropolitan Government of Nashville and Davidson County, Tennessee, not yet due and payable; (b) All matters of zoning and regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities filed in instruments of public record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor hereby transfers to Grantee all of Grantor's right, title and interest (if any) in and to the rights and appurtenances pertaining solely to the Property, including any right, title and interest of Grantor in and to all oil, gas and other mineral rights and in and to the centerline of adjacent roads, streets, alleys or rights-of-way to the extent that the same relate to the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever, subject to any exceptions set forth herein, and the Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said real property to the said Grantee and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective as of the 10th day of February, 2000.

GRANTOR:

Cecelia Adkins

CECELIA ADKINS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Cecelia Adkins**, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this 10th day of February, 2000.

My Commission Expires:

July 15, 2001

Barbara S. Lamb

Notary Public

