Instr:200004240040269 Page: 1 OF 2
REC'D FOR REC 04/24/2000 2:16:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $29.60

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $8,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MBHD, LLC	NEW OWNER	MAP 81-16
414 Union Street, 6th Floor		PARCEL 665
Nashville, Tennessee 37239		FB# 4W10820

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KEITH LEVILLE BAKER AND WIFE, DIERDRE BOOKER BAKER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MBHD, LLC, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2000.

KEITH LEVILLE BAKER

DIERDRE BOOKER BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH LEVILLE BAKER AND DIERDRE BOOKER BAKER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being the easterly 4 feet of Lot No. 5 of the Haslam Addition of record in Book 21, page 17, Register's Office for said county, and the westerly part of lot 181 of McNairy's Mansion House Tract, of record on the front fly leaf of Book 9, said Register's Office.

Said parts of said lots adjoin and front together 24 feet on the northerly side of Haslam Street and run back between parallel lines 155 feet, more or less, to an alley.

Being the same property conveyed to Robert Malone and wife, Pearl Malone by Installment deed from Walter Bradshaw and wife, Mary Bradshaw of record in Book 1534, page 338, said Register's Office. Robert Malone and Pearl Malone have since died, leaving Robbie Mae Malone Marvel and Albert C. Malone as their only heirs-at-law. Albert C. Malone died on August 3, 1974, leaving Robbie Malone Marvel as his only heir-at-law. Robbie Mae Malone Marvel died on December 3, 1988, leaving Henryetta L. Adams as her only heir-at-law. Henryetta L. Adams died on November 20, 1994, devising said property to Beverly Holland and Dierdre Booker, by will of record in Will Book 265, page 478, Jefferson County, Kentucky. A copy of the Will and Court order appointing Deidre Booker and Shirley Wheeler as Executor/Administrator recorded in Book 10296, page 462, Register's Office for Davidson County, Tennessee. Title was conveyed to Beverly Holland and Dierdre Booker by Administrators quitclaim deed of record in Book 10296, page 469, Register's Office for Davidson County, Tennessee, and title being further conveyed to Keith Leville Baker and wife, Diedre Booker Baker by quitclaim deed appearing as Instrument No. 200003240030162, Register's Office for Davidson County, Tennessee. By quitclaim deed being recorded immediately prior hereto Courtanye Murphy, Robin Booker and Karen Sims, the remaining children and heirs-at-law of Henryetta L. Adams have conveyed any interest they may have in the property to Keith Leville Baker and Diedre Booker Baker.

This conveyance is made subject to: 2000 Taxes, which have been prorated and assumed by the Grantee.