THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File:** Box 9-B **First Title & Escrow Co., Inc.** **FTEC File No. 17150**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $27,000.00. MBHD LLC Affiant — Vice President Subscribed and sworn to before me, this 1th day of MAY, 2000. Notary Public My Commission Expires: 11/24/03

WARRANTY DEED

Instr:200005170049553 Page: 1 OF 3
REC'D FOR REC 05/17/2000 10:44:53AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $99.90

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MBHD, LLC 414 UNION ST., 6TH FLOOR NASHVILLE, TN 37203	NEW OWNER	MAP 81-16 PAR 664 FB 4W 10815

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, RICHARD LEWIS D/B/A RALCO INVESTMENTS, INC. (AS TO TRACT I) AND RALCO INVESTMENTS, INC., A TENNESSEE CORPORATION (AS TO TRACT II) ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MBHD, LLC , A TENNESSEE LIMITED LIABILITY COMPANY ("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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of MAY, 2000.

Richard Lewis
RICHARD LEWIS D/B/A RALCO INVESTMENTS, INC.

RALCO INVESTMENTS, INC.

BY: Richard Lewis
RICHARD LEWIS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD LEWIS, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of MAY, 2000.

Notary Public

My Commission Expires: 11/29/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD LEWIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Ralco Investments, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of May, 2000.

Notary Public

My Commission expires: 11/29/03

TRACT NO. I:
Land in Davidson County, Tennessee, described as follows:

Beginning in the northern margin of Phillips, formerly Haslam Street about 401 1/2 feet west from McLemore Street, said point being Helen Dunn's southeast corner; thence eastwardly with Phillips Street 26 feet to E. H. Well's southwest corner; thence at right angles northwardly 150 feet, more or less, to the southern margin of an alley; thence westwardly along said alley 26 feet to said Dunn's northeast corner; thence southwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to Richard Lewis d/b/a Ralco Investments, Inc. by deed from Brenda L. Dailey and husband, Walter Dailey of record in Book 7248, page 67, said Register's Office.

TRACT NO. II:
Land in Davidson County, Tennessee, being part of the Lick's property, also known as part of Lot No. 182 in McNairy's Mansion House Tract in North Nashville, not of record, described as follows:

Beginning on the northerly margin of Haslam St. at point 401 feet more or less west of the westerly margin of 9th Ave., N., formerly McLemore St., being the southwest corner of the property conveyed to Fannie Jarrett by deed from Maggie Schmidt, of record in Book 479, page 95, Register's Office for said county; thence with her westerly line northwardly 150 ft. more or less to the southerly margin of an alley; thence with said alley westwardly 50 ft. to the northeast corner of the property conveyed to J. W. Hunter and wife, by deed from J. B. Hogle, of record in Book 361, page 194, said Register's Office; thence with said Hunter's easterly line southwardly 150 ft. more or less, to the northerly margin of Haslam St., thence with said street, eastwardly 50 feet to the beginning.

Being the same property conveyed to Ralco Investments, Inc. by deed from Bhag S. Kanwar and wife, Shashi Kanta Kanwar of record in Book 7626, page 782, said Register's Office.

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

EXHIBIT "A"