THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17589**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $92,500.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2001. Notary Public My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN QUARLES, JR. 1110 Wade Avenue Nashville, Tennessee 37203	UNION PLANTERS MORTGAGE P. O. Box 2282 Memphis, Tennessee 38101	MAP 105-5 PAR 268 FB 16W15510

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, MBHD, LLC ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN QUARLES, JR., UNMARRIED AND KELLY WHITWORTH , UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ("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 improved property located at 1110 Wade Avenue, Nashville, TENNESSEE 37203.

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 28th day of February, 2001.

MBHD, LLC

BY JESSICA LEVEEN, VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 03/05/01 14:12 2pgs
Fees:11.00 Taxes:342.25
20010305-0020505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Leveen, 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 and who further acknowledged that she is the vice president of MBHD, LLC, 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 28th day of February, 2001.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Bransford Realty Company's Resubdivision of the North Part of A. B. Hill's Subdivision of the Plant Lands, as of record in Plat Book 421, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to MBHD, LLC by deed from Emanuel Will Roberson and wife, Idalene L. Roberson of record in Book 11560, page 42, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4708, page 166; and (3) All matters appearing on the Plan of record in Plat Book 421, page 77, said Register's Office.