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. 17493**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Charlotte Grant Affiant Subscribed and sworn to before me, this 13th day of MARCH, 2001. Notary Public My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: KATRINA FRIERSON 923 Phillips Street Nashville, Tennessee 37208	**Send Tax Bills To:** SEBRING CAPITAL CORP. 4000 International Pkwy.,#3000 Carrollton, Texas 75007	**Tax Information:** MAP 81-16 PAR 682 FB 4W10665

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 KATRINA FRIERSON AND CHARLOTTE GRANT, BOTH 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.

** a Tennessee limited liability company

This is improved property located at 923 PHILLIPS STREET, NASHVILLE, TENNESSEE 37208.

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 13th day of MARCH, 2001.

MBHD, LLC

BY JESSICA LEVEEN, VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 03/21/01 10:39 2pgs
Fees:11.00 Taxes:336.70

20010321-0027068

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 she 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 13th day of MARCH, 2001.

Notary Public

My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being the easterly 2/3 of Lot No. 11 in Spain's Plan, not of record, and front 33 1/3 feet on the south side of Haslam Street, and being part of Lot No. 180 in Jon Mc'Nairy's Mansion House Plan, a plan of which is recorded on the front fly leaf of Book No. 9, in the Register's Office for said county. Said lot or parcel of land herein conveyed begins at Mary Agnes Melody's N.E. corner and runs thence eastwardly 33 1/3 feet along the south margin of Haslam Street; thence southwardly 129 feet, more or less, to an alley; thence westwardly 33 1/3 feet to Mary Agnes Melody's S.E. corner; thence northwardly along Melody's east 129 feet, more or less, to the beginning.

Being the same property conveyed to MBHD, LLC by deed from Fanchetter Ennix of record in Book 11330, page 821, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Coyness L. Ennix, Frank M. Ennix, Fanchetter Renee Ennix, Bianca Renee Ennix and Brittany Erin Ennix, being recorded immediately prior hereto.

This conveyance is made subject to: 2001 Taxes, which have been prorated and assumed by the Grantee.