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WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED DOLLARS ($12,500) cash in hand paid to us by the Nashville Association of Musicians, a voluntary un-incorporated association of Nashville, Tennessee, we, Wilson P. Thigpen and wife, Mary T. Thigpen, have bargained and sold, and by these presents do convey to R. T. Payne, Trustee, Ben Pryor, Trustee, and W. Ovid Collins, Jr., Trustee, all Trustees for the Nashville Association of Musicians, their successors and assigns, a certain tract or parcel of land, together with all appurtenant easements, if any, in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of Lot No. 143 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., Surveyor, August 28, 1952, as follows:

Beginning at a point on the northerly margin of Division Street, at an iron pin at the common corner of Lots 142 and 143; thence with the line between said lots, northwardly 133.67 feet to the southeast corner of the lot conveyed to P. L. Hoyte by deed from W. W. Dillon et al, of record in Book 298, page 41, said Register's Office; thence westwardly with the southerly line of said Hoyte lot, 65 feet to an iron pin at the northeast corner of a lot conveyed to Jere Baxter by deed from W. W. Dillon and wife, of record in Book 313, page 165, said Register's Office; thence with the easterly line of said Baxter lot, southwardly 133.67 feet to a point at an arrow cut in concrete sidewalk, in the northerly margin of Division Street; thence easterly, along the northerly margin of Division Street, 64.7 feet to the beginning.

Being the same property conveyed to Wilson P. Thigpen and wife, Mary T. Thigpen, by deed from Ralph Wheatley and wife, of record in Book 1677, page 280, said Register's Office.

This conveyance is made to the Trustees in accord with a certain Trust Agreement entered into by and between the Nashville Association of Musicians and said Trustees on August 25, 1952, which Trust Agreement is as follows:

WHEREAS the Nashville Association of Musicians, a voluntary un-incorporated association, contemplates the purchase of a certain lot at 1806 Division Street in Nashville, Tennessee, to be used to house the offices of the Association and for other general purposes of the Association, and

WHEREAS it is deemed advisable by the Association that the legal title of the property be vested in Trustees for the use and benefit of the Association, with the full right of management, care, maintenance, etc., to be exercised by the Association through its Executive Board, subject to the action of the membership at any special meeting called to consider such action, and

WHEREAS R. T. Payne, Ben Pryor, and W. Ovid Collins, Jr. have been heretofore designated by the Association as Trustees of the Association's property generally,

NOW THEREFORE it is agreed by and between the Association and the Trustees that the Association will cause to be conveyed to the Trustees the property at 1806 Division Street, Nashville, Tennessee, in trust for the use and benefit of the Nashville Association of Musicians. The Trustees shall hold only the legal title and they shall have no power, authority, or obligation, to operate maintain, encumber, sell, manage, or take any action whatsoever concerning said property unless directed so to do by a majority vote of the membership of the Nashville Association of Musicians at a special meeting of the members of the

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