BOOK 3857 PAGE 829

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Sho-Bud Guitar Co., Inc. (NAME:)	The Sho-Bud Guitar Co., Inc. (NAME:)	MAP 93-6.3
416 Broad Street (STREET ADDRESS OR ROUTE NUMBER)	416 Broad Street (STREET ADDRESS)	PAR 76
Nashville Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee (CITY) (ZONE) (STATE)	ew bw 4075

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by THE SHO-BUD GUITAR CO., INC., a Tennessee corporation, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JEAN KIRSHNER FREEDMAN, BERTON KIRSHNER and SHERYL KIRSHNER SHERMAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of lot No. 81 on the Original Plan of the Town of Nashville, not of record, described as follows: Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 141 feet 1½ inches, more or less, east of the easterly margin of Fifth Avenue, North, formerly Summer Street, said point being the southeast corner of the property conveyed to L. Luobanow, et al. by deed from Larkin Smith of record in Book 612, page 743, Register's Office for said County; thence with said Luobanow's easterly line northwardly 130 feet, more or less, to the southerly margin of an alley; thence with said alley eastwardly 22 feet 3 inches, more or less, to the northwest corner of the property conveyed to Vito A. Cerruti and wife, by deed from L. R. Campbell and Robert Lusk of record in Book 600, page 477, said Register's office; thence with said Cerruti's westerly line southwardly 130 feet, more or less, to the northerly margin of Broadway; thence with same westwardly 22 feet 3 inches, more or less, to the beginning.
Being the same property coveyed to Leon Kirshner, Trustee, by deed from Fred Kirshner in Book 1236, page 324, said Register's Office of Davidson County, Tennessee.

This is ( ) unimproved ( ) improved property, known as 416 (House Number) Broad Street (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 29 day of January, 1965.

Jean K. Freedman
Sheryl K. Sherman
Berton M. Kirshner

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

FEB 5 1965

R. E. WORRALL
COUNTY COURT CLERK for
DAVIDSON COUNTY, TENN.

PAID FEB 5 - 1965

STATE OF TENNESSEE, Davidson County } California, Los Angeles County

Personally appeared before me, Martin S. Stolzoff, said County and State, the within named Jean K. Freedman, Sheryl K. Sherman and Berton M. Kirshner, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Beverly Hills CT California, TENNESSEE this 29th day of January, 1965.

Commission expires May 6, 1968

Martin S. Stolzoff
Notary Public

MARTIN S. STOLZOFF
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

WARRANTY DEED

FROM
JEAN KIRSHNER FREEDMAN,
BERTON KIRSHNER and
SHERYL KIRSHNER SHERMAN

TO
THE SHO-BUD GUITAR CO., INC.

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

67865

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

FEB 5 12 18 PM '65
110 842
$2.00

GREEN-EAN TITLE CO.