This instrument prepared by Thomas O. H. Smith, Jr., Attorney, 905 American Trust Building, Nashville, Tennessee.

BOOK 4153 PAGE 610

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel Numbers
Music Land, Inc. 902 Lynwood Boulevard Nashville, Tennessee	Music Land, Inc. 902 Lynwood Boulevard Nashville, Tennessee	81-12 47

For and in consideration of the sum of ($10.00) Ten and No/100 Dollars, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Mary R. Smith have bargained and sold, and by these presents do transfer and convey unto the said Music Land, Inc., its 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 parts of Lots No. 294 and 296 of the Plat of the North Nashville Real Estate Company as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Beginning at a point of intersection between the northerly margin of Jane Street and the westerly margin of an alley, said point being the southeast corner of a tract of land conveyed to Mary R. Smith, as of record in Book 581, page 211, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Jane Street and the southerly boundary of said Smith tract, S 42° 38' 45" W 9.41 feet to a point on the right-of-way line of the Buchanan Street Relocation; thence with and binding on said Right-of-Way Line, N 69° 18' 48" W 42.03 feet to a point in the common line between said Smith tract and a tract of land conveyed to Paul E. Jones and wife, as of record in Book 3220, page 9, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts, N 47° 32' 28" W 53.02 feet to a point in the southerly margin of an alley; thence with the southerly margin of said alley and the northerly boundary of said Smith tract, N 42° 38' 45" E 25 feet to a point, said point being the northeast corner of said Smith tract and the point of intersection of two alleys; thence with the westerly margin of an alley and the easterly boundary of said Smith tract, S 47° 32' 28" E 92 feet to the point of beginning.

Being the same property conveyed to Mary R. Smith by deed from J. M. Dunn and wife, of record in Book 581, page 211, Register's Office for said County.

This property is improved property, known as 834 Jane Street, Nashville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Music Land, Inc., its heirs and assigns, forever.

And I do covenant with the said Music Land, Inc., that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for slope easement of record in Book 4140, page 421, Register's Office for Davidson County, Tennessee.

And I, Mary R. Smith, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Music Land, Inc., its heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of July, 1967.

Mary R. Smith
Mary R. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Luther E. Cantrell, Jr., a Notary Public in and for said County and State, Mary R. Smith the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 1967.

Luther E. Cantrell, Jr.
NOTARY PUBLIC

My Commission Expires:
4-21-70

STATE TAX $ 1.73
PROBATE .50
TOTAL $ 1.73

JUL 20 1967

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

PAID JUL 20 1967

80447

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 20 2 10 PM '67
NOTED BOOK 116 PAGE 814
RECORDING FEE $ 3.00
DEP. REG. 1.00