WARRANTY DEED

BOOK 4211 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Mid-West~~ Midwest Record Pressing, Inc (NAME:)	~~Mid-West~~ Midwest Record Pressing, Inc. (NAME:)	91-7-13 3
320 E. 21st Street, (STREET ADDRESS OR ROUTE NUMBER)	320 East 21st Street (STREET ADDRESS)	
Chicago, Illinois (CITY) (P. O. ZONE) (STATE)	Chicago, Illinois (CITY) (ZONE) (STATE)	

For and in Consideration of ~~the~~ the assumption by the purchaser of unpaid tax liens in favor of the United States of America against Record Service Company, Inc., amounting to $58,274.23 as of February 9, 1968; and the assumption of the balance due to National Acceptance Company of America, secured by deed of trust recorded in Book 3480, page 424, R.O.D.C., Tennessee, which balance as of February 9, 1968, amounts to $78,733.00; and the further consideration of the assumption by purchasers of unpaid taxes on the property herein conveyed for the years 1959, 1961, and 1967 (taxes for 1968 being pro rated); and in further consideration of purchaser giving a credit of $58,992.77 on a certain note owned by purchaser, said note being secured by deed of trust recorded in Book 4174, page 848, R.O.D.C., Tennessee, said balance on said note before the credit amounting to $ as of this date, RECORD SERVICE COMPANY, INC.

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Midwest MID-WEST RECORD PRESSING, INC., its successors ~~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 lots Nos. 1 to 10 inclusive on the Plan showing Viewpoint Addition to West Nashville, as of record in book 547, page 65, Register's Office for said County.
Said lots Nos. 1 to 10 inclusive front 50 feet each on the south side of Tennessee Avenue and run back between parallel lines 150 feet to a dead line, lot No. 1 running back with the east margin of 48th Avenue North, formerly Sixth Street.
Being the same real property conveyed to Record Service Company, Inc. by deed from Alfred Shepard, et al, of record in book 3316, page 149, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1110 (House Number) 48th Ave. North, (Street) Nashville P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~Mid-West~~ Midwest **Record Pressing, Inc., its successors** ~~and~~ *and assigns, forever.*

And **Record Service Company, Inc.** *do covenant with the said* ~~Mid-West~~ Midwest **Record Pressing, Inc.** *that* **it is** *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* **except as hereinabove noted.**

And **Record Service Company, Inc.** *do further covenant and bind* **itself, its successors and assigns** *heirs and representatives, to warrant and forever defend the title to the said land to the said* ~~Mid-West~~ Midwest **Record Pressing, Inc., its successors** ~~and~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this **9th** *day of* **February**, *19* **68**, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS DEED WAS PREPARED BY
JORDAN STOKES, III
ATTORNEY AT LAW
1206 SUDEKUM BLDG., NASHVILLE

RECORD SERVICE COMPANY, INC.

By Alan Dukes
President

Attest: William Beasley
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. B. Gibson, *a Notary Public of the State and County aforesaid, personally appeared* ALAN DUBIS **and** WILLIAM D. BEASLEY, *with whom I am personally acquainted, and who, upon oath, acknowledged* **themselves** *to be* **President & Secretary, respectively of the Record Service Company, Inc.**, *the within named bargainor, a corporation, and that* **they** *as such* **President & Secretary**, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* **themselves** *as* **president and secretary, respectively**.

Witness my hand and seal, at office in **Nashville, Tennessee**;
this 9 *day of* **February**, *19* **68**.

A. B. Gibson
Notary Public

Commission Expires 2/26/68.

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State of Tennessee
County of Davidson

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Allan Bulos

William Beasley

Subscribed and sworn to before me this the 9th day of February, 1968.

A B Gibbs

Notary Public

Commission expires:

STATE TAX $ 520.00
PROBATE .50
TOTAL $ 520.50

FEB 14 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Record Service Company, Inc.

TO

Mid-West Record Pressing, Inc.

05847

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 3 05 PM '68

NOTED: BOOK 118 PAGE 268
RECORDING FEE $ 6.00
DEP. REG. R

M. Jordan plat
406 Du

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE