This instrument was prepared in the office of Barksdale, Whalley, Leaver, Gilbert & Frank
1310 Nashville Bank & Trust Building
Nashville, Tennessee
By _____

WARRANTY DEED

BOOK 4240 PAGE 506

Address of New Owner:

Acuff-Rose Publications, Inc.
2510 Franklin Road
Nashville, Tennessee

Map 118-2
Par. 191
m.o.

(Send Tax Bills To Same.)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, in hand paid by Acuff-Rose Publications, Inc., Hickory Records, Inc., a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said Acuff-Rose Publications, Inc., its successors 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. 15 and 16 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County.

Said Lots Nos. 15 and 16 front together 100 feet on the easterly side of Franklin Turnpike or 8th Avenue South, extended, and runs back between parallel lines, 170 feet, more or less, to an alley.

Being the same property conveyed to Hickory Records, Inc., by deed from Ned Feldman and wife, Rita E. Feldman, of record in Book 3503, page 249, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a certain Deed of Trust from Hickory Records, Inc., to George F. Cole, Jr., Trustee, to secure a certain promissory note dated _____, 1963, the remaining indebtedness thereon, the grantee hereby assumes and covenants that it shall hold the grantor harmless therefrom.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $80,000.00 Affiant _____
Subscribed and sworn to before me this 5 day of June 1968

Deputy Register S. Gentry

This is improved property known as 2510 et seq. Franklin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appertenances, estate, title and interest thereto belonging to the said Acuff-Rose Publications, Inc., its successors and assigns, forever.

And Hickory Records, Inc., does covenant with the said Acuff-Rose Publications, Inc., that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that same is unencumbered except as hereinabove set forth, and except for 1967 real property taxes, which grantee hereby assumes.

And Hickory Records, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Acuff-Rose Publications, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 27 day of April, 1967, the corporate parties having caused their names to be signed hereto by their duly authorized officers.

HICKORY RECORDS, INC.

ATTEST:

Secretary

BY: President

ACUFF-ROSE PUBLICATIONS, INC.

ATTEST:

Secretary

BY: President

JUN-5 CONV 80,000.00
JUN-5 S'TAX - 2 - A* 208.00
JUN-5 PRTEE A* .50
JUN-5 MTDEED A* 4.50 * 213.00

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

BOOK 4240 PAGE 508

Before me, Dean May, a Notary Public of the State and County aforesaid, personally appeared Wesley H. Rose with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Hickory Records, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, bysigning the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of April, 1967.

Dean May
Notary Public

My commission expires: My Commission Expires May 22, 1967

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Before me, Dean May, a Notary Public of the State and County aforesaid, personally appeared Wesley H. Rose, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Acuff-Rose Publications, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of April, 1967.

Dean May
Notary Public

My commission expires: My Commission Expires May 22, 1967

FILED
JUN 5 10 56 AM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

40401