WARRANTY DEED

BOOK 4314 PAGE 455

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Key Talent Inc. (NAME)	Key Talent Inc. (NAME)	Map. 92-16
1707 Division Street (STREET ADDRESS OR ROUTE NUMBER)	1531 Demonbreum Street (STREET ADDRESS)	Pc. 343
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	CW

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Key Talent, Inc. and New Keys Music Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder, the said Key Talent, Inc. and New Keys Music Inc., assume and agree to pay the unpaid balance of an original indebtedness of $20,000.00 secured by Vendor's Lien of record in book 4250, page 611, Register's Office for Davidson County, Tennessee.
We, E. Jimmy Key and Larry R. Key

have this day bargained and sold, and do hereby transfer and convey unto the said Key Talent, Inc. and New Keys Music Inc., its

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd, formerly the 10th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 2 on the map showing subdivision of lots 130 and 131 in O. B. Hays Plan of Small lots, as of record in Book 547, page 40, Register's Office for said County, described as follows: Beginning on the southerly margin of Division Street, formerly Shields or McTyeire Street, at the corner of Lots Nos. 1 and 2, of said subdivision, running thence westerly with the southerly margin of said street, 42 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots, 112 feet to the northerly margin of an alley; thence easterly with the northerly margin of said alley, 39-2/3 feet to the westerly margin of another alley; thence northerly with the westerly margin of the last mentioned alley 2-2/3 feet to the corner of Lots Nos. 1 and 2; thence northerly with the line between said two lots, 112 feet more or less, to the beginning.
Being the same property conveyed to E. Jimmy Key and Larry R. Key by deed from Charles L. Eckhardt and wife, Sarah S. Eckhardt of record in book 4250, page 611, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the 25th day of February 19 69

Affiant

My commission expires My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1707 Division Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Key Talent Inc. and New Keys Music Inc., its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Key Talent Inc. and New Keys Music Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 25th *day of* February, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Jimmy Key

Larry R. Key

This Instrument Was Prepared By

Phillip Davidson

Of The Law Firm Fedigo & Saindon
Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* E. Jimmy Key and Larry R. Key

the within named 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 Nashville, Tennessee
this 25th *day of* February, *19*69

Commission expires My Commission Expires April 21, 1971 [illegible] *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
E. Jimmy Key et al

TO
Key Talent Inc. et al

A 32381

IDENTIF. REFERENCE

MAR 3 3 47 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-3 69	CONV	25,000.00			
MAR-3 69	S'TAX		A*	65.00	
MAR-3 69	PR'FEE		A*	.50	
MAR-3 69	W'DEED		A*	3.00	* 68.50

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