BOOK 4330 PAGE 816

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Records Inc		Map 10W-5725
(NAME): Capitol Towers	(NAME): Same	Map 104-4
(STREET ADDRESS OR ROUTE NUMBER) Hollywood Calif	(STREET ADDRESS)	Par. 136
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M. O.

For and in Consideration of the sum of TEN ($10.00)

DOLLARS

cash paid by Capitol Industries, Inc., a New York Corporation, and other good and valuable considerations, the receipt of which is hereby acknowledged, Central Songs, Inc., a California corporation, having its principal office at 1804 Ivar Avenue, Hollywood, California,

has ~~have~~ *bargained and sold, and by these presents* ~~do~~ foes *transfer and convey unto the said* Capitol Industries, 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 lot No. 20 on the Plan of Margaret R. Shields' Subdivision of lots Nos. 5 and 6 in O.B. Hayes' Plan of Large Lots as of record in Book 57, page 33, Register's Office for said county.

Said lot No. 20 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 162-1/2 feet more or less to an alley.

Being the same property conveyed by Charles E. Adams and wife Ilowene A. Adams to Central Songs, Inc. by deed dated June 20, 1967 which has been filed for record in the Register's Office of Davidson County, Tennessee, in Book 4150, page 649.

Subject to a certain first deed of trust dated June 28, 1967 now a lien on said premises made by Central Songs, Inc., party of the first part, in favor of R. E. Myers of Nashville, Tennessee, as Trustee, party of the second part, to secure payment to said Third National Mortgage Company, party of the third part, of $15,000 pursuant to the terms of a certain promissory note of June 28, 1967 made by Central Songs, Inc. payable with 6% interest in installments as follows: on October 1, 1967, $250, and thereafter 38 quarterly payments of $250 each, and the balance of $5,250 to be payable on July 1, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,206.00

Subscried and sworn to before me, this the 6th day of May, 1969

My Commission Expires April 21, 1971

Notary Raymond H Darrow

Betty Brewer agent
Affiant

This is improved (X) property, known as 1014 - 17th Avenue South, (House Number) (Street) Nashville, Tennessee 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 its successors ~~heirs~~ *and assigns, forever.*

And the grantor does ~~do~~ *covenant with the said* grantor *that* has ~~have~~ *lawfully seized and possessed of said land in fee simple;* ~~have~~ *a good right to convey it, and the same is unencumbered,* except as aforesaid.

And Central Songs, Inc. does ~~do~~ *further covenant and bind* Central Songs, Inc. and its successors, ~~heirs and representatives,~~ *to warrant and forever defend the title to the said land to the said* its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness ~~my~~ *hand* this 7th *day of* April, , 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CENTRAL SONGS, INC.

By: Clifford G. Snyder, President

By: Carleton L. Carleton, 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.....

CALIFORNIA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
LOS ANGELES

Before me, J FRANK MARTIN JR, *a Notary Public of the State and County aforesaid, personally appeared* CLIFFORD G. SNYDER, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Central Songs, 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 Los Angeles, California
this 29th *day of* April, *19*69.

J. Frank Martin Jr.
Notary Public

Commission Expires 11-1-70

J. FRANK MARTIN, JR.
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

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

Witness my hand and seal, at office in Los Angeles, California this 29 day of April, 1969.

BELLE B. FERNANDEZ
NOTARY PUBLIC, in and for the County of Los Angeles, State of California
My Commission Expires February 26, 1971

Commission Expires

Belle B. Fernandez
Notary Public

BELLE B. FERNANDEZ
NOTARY PUBLIC
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Exempt 21 3602

WARRANTY DEED

FROM

Central Songs, Inc.

TO

Capitol Industries, Inc.

A 39572

IDENTIF. REFERENCE

MAY 6 10 27 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

MAY-6 69	CONV	27,000.00				
MAY-6 69	S'TAX		B*	70.20		
MAY-6 69	PR'FEE		B*	.50		
MAY-6 69	W'DEED		B*	6.00	*	76.70