Prepared by: John R. Funk, Attorney
Third National Bank Building
Nashville, Tennessee, 37219

WARRANTY DEED

BOOK 4362 PAGE 885

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernie's Record Mart, Inc.	Ernie's Record Mart, Inc.	83-9-189
(NAME:)	(NAME:)	83-9-187
1011 Woodland Street	1011 Woodland Street	83-9-186
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-9-190
Nashville, Tennessee 37206	Nashville, Tennessee 37206	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) *DOLLARS*

cash in hand paid by ERNIE'S RECORD MART, INC., a Tennessee corporation, and other good and valuable considerations, the receipt of which is hereby acknowledged, CRESCENT PROPERTIES COMPANY, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said ERNIE'S RECORD MART, INC., its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Number 1

Being lot "C" in the subdivision of lots 6, 7, 8, and 9 of Nashville Investment Company's Plan of lots & John M. Dickinson's Hobson Chapel property as per plan in Book 161, page 8, in the Register's Office of said Davidson County.

Lot "C" fronts fifty-nine and one-half (59-1/2) feet on the northerly side of Woodland Street in Nashville and runs back to the southerly margin of Lindsley Street or Avenue.

Being more particularly described as beginning at a point in the northerly margin of Woodland Street sixty-six (66) feet eastwardly from the easterly margin of an alley intersecting Woodland Street between Tenth and Eleventh Streets; running thence eastwardly fifty-nine and one-half (59-1/2) feet along the northerly margin of Woodland Street; thence northwardly to the southerly margin of Lindsley Street or Avenue; thence westwardly along the southerly margin of Lindsley Street or Avenue sixty-four (64) feet; thence southwardly to the point of beginning; on which said lot is a frame residence and concrete storehouse; frame residence city number being 1009 Woodland Street.

Being the same property conveyed to The Crescent Amusement Company by deed from C. E. Abshier, of record in Deed Book 672, page 76, said Register's Office; and conveyed by The Crescent Company (formerly The Crescent Amusement Company) to Crescent Properties Company by deed of record in Deed Book 4288, page 508, Register's Office for Davidson County, Tennessee.

Number 2

Being lot "B" in the re-subdivision of the Car Stable property as per plans in Book 57, page 96, and Book 161, page 8, in the Register's Office for said Davidson County, Tennessee.

Said lot "B" fronts sixty-six (66) feet on the northerly side of Woodland Street, in Nashville, Tennessee, and extends back northwardly and along the easterly margin of an alley to Lindsley Street, showing a frontage along said Lindsley Street of twenty-five (25) feet, more or less, on which lot of land is a frame residence, city house number 1007.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 3rd day of September 1970

Affiant

My commission expires: August 1, 1973 (Affix Seal)

Notary Public

Being the same property conveyed to The Crescent Amusement Company by deed from Herman L. Murkin, Jr., of record in Deed Book 682, page 189, said Register's Office; and conveyed by The Crescent Company (formerly The Crescent Amusement Company) to Crescent Properties Company by deed of record in Deed Book 4288, page 508, Register's Office for Davidson County, Tennessee.

Number 3

Being Lots Nos. 6 and 7 on the Nashville Investment Company and J. M. Dickinson Hobson Chapel Properties, a plan of record in Book 57, page 96, and Book 161, page 8, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, under date of July 1, 1930, as follows:

Being on the northerly side of Woodland Street, commencing at the intersection of Woodland Street with the easterly margin of an alley extending from Woodland Street to Lindsley Street, running thence northerly along the easterly margin of said alley 186 feet 3 inches to the southerly margin of Lindsley Street; thence easterly along the southerly margin of Lindsley Street 19 feet 10 inches to a point; thence southeasterly 162 feet 9 inches to a point in the northerly margin of Woodland Street, such point being 63 feet 2-1/2 inches easterly from the intersection of Woodland Street with said alley; thence westerly along the northerly margin of Woodland Street 63 feet 2-1/2 inches to the point of beginning.

Being the same property conveyed to The Crescent Amusement Company by deed from Crescent Properties Company, of record in Deed Book 1237, page 348, said Register's Office; and conveyed by The Crescent Company (formerly The Crescent Amusement Company) to Crescent Properties Company by deed of record in Deed Book 4288, page 508, Register's Office for Davidson County, Tennessee.

Number 4

Being parts of lots 7 and 8 on the map of the Subdivision of the Nashville Investment Company's lots and J. M. Dickinson's Hobson Chapel Property, as of record in Book 57, page 96, of the Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Woodland Street at a point 24-1/2 feet westerly from the corner of lots 8 and 9; thence northerly to a point on the southerly margin of Lindsley Avenue, 16 feet westerly from the corner oflots 7 and 8; thence with the southerly margin of said Avenue, easterly 30 feet to H. O. Blackwood's northwest corner; thence southerly to the northerly margin of Woodland Street, at a point 1-3/4 feet west of the southeast corner of lot 8, and 22 feet 9 inches east of the point of beginning; thence with the northerly margin of said Woodland Street, westerly 22 feet 9 inches to the beginning.

Being the same property conveyed to The Crescent Amusement Company by deed from Ideal Laundry Corporation, of record in Deed Book 1023, page 282, said Register's Office;and conveyed by The Crescent Company (formerly The Crescent Amusement Company) to Crescent Properties Company by deed of record in Deed Book 4288, page 508, Register's Office for Davidson County, Tennessee.

Number 5

Being lots 1, 2, 3 and 4 and the westerly 105 feet of lot 5 on the map of the Subdivision of the Nashville Investment Company's Lots and J. M. Dickinson's Hobson Chapel Property, as of record in Book 57, page 96, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of Tenth Street at a point 89 feet northerly from the northeast corner of Woodland and Tenth Streets; thence with the easterly margin of Tenth Street, 225 feet to the southeasterly corner of Lindsley Avenue and Tenth Street; thence southeasterly with the southwesterly margin of Lindsley Avenue, 162.5 feet, more or less, to an alley; thence southerly with the western margin of said alley 122-1/2 feet to the southeast corner of said lot 4, being also the northeast corner of said lot 5; thence westerly with the line between said lots 4 and 5, 45 feet; thence at right angles southerly with Mrs. Mary J. Reol's western line 40 feet to a point in the southern line of said lot 5, being Mrs. Mary J. Reol's corner; thence westerly with the line between said lot 5 and the property of Mrs. Mary J. Reol and the Fourth & First Bank & Trust Company, of Nashville, Tennessee, 105 feet to the beginning.

Being the same property conveyed to The Crescent Amusement Company by deed from Annie Camp, et al., of record in Deed Book 1011, page 509, said Register's Office; and conveyed by The Crescent Company (formerly The Crescent Amusement Company) to Crescent Properties Company by deed of record in Deed Book 4288, page 508, Register's Office for Davidson County, Tennessee.

Number 6

Beginning at a point on the northerly margin of Woodland Street, said beginning point being 102 feet 3 inches east of the northeast corner of Woodland and Tenth Streets; thence with the northerly margin of Woodland Street eastwardly 53 feet to the westerly margin of a 10 foot alley; thence with the westerly margin of said alley northwardly 77 feet to a point; thence westwardly 45 feet, more or less, to a point; thence southwardly 40 feet, more or less, to a point; thence westwardly 5 feet, more or less, to a point, said point being the northeast corner of the Lehning lot; thence with the easterly margin of Lehning's lot, southwardly 55 feet to the northerly margin of Woodland Street, the point of beginning.

Being the same property conveyed to The Crescent Amusement Company by deed from Mrs. A. C. (Mary Alva) Mitchell, of record in Deed Book 1361, page 6, said Register's Office; and conveyed by The Crescent Company (formerly The Crescent Amusement Company) to Crescent Properties Company by deed of record in Deed Book 4288, page 508, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said ERNIE'S RECORD MART, INC., its successors 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 successors and assigns, to warrant and forever defend the title to said real estate to said ERNIE'S RECORD MART, INC., its successors and assigns, against the lawful claims of all persons.

WITNESS our hand this 3rd day of September, 1969, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

CRESCENT PROPERTIES COMPANY

By: _____
Donald W. MacLeod, President

A 5 3 1 5 4

IDENTIF. REFERENCE

SEP 8 11 52 AM '69

FELIX Z. HILSMAN, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Donald W. MacLeod, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of CRESCENT PROPERTIES COMPANY, 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 3rd day of September, 1969.

_____
NOTARY PUBLIC

My commission expires:

August 1, 1971

SEP-8	CONV	90,000.00		
SEP-8	CONV	10,000.00		
SEP-8	S'TAX		A* 260.00	
SEP-8	PR'FEE		A* .50	
SEP-8	W'DEED		A* 6.00	* 266.50