This deed prepared by Wm. F. Carpenter, 600 American Trust Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4381 PAGE 107

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hill & Range Songs, Inc. (NAME)	Same (NAME)	10W5935 10W5965
241 West 72nd Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10W5940 10W5970
New York, New York 10023 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10W5945 10W5975
		10W5955 10W5980
		10W5960

For and in Consideration of the sum of ONE HUNDRED ONE THOUSAND, FIVE HUNDRED FORTY SIX and 85/100-----------------------------------($101,546.85) *DOLLARS*

cash in hand paid by Hill & Range Songs, Inc., a New York Corporation, to Joachim Jean Aberbach, the receipt and sufficiency of all of which is hereby acknowledged;

I, Joachim Jean Aberbach

.................................*have bargained and sold, and by these presents do transfer and convey unto the said* Hill and Range Songs, Inc., its successors and assigns

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:*~~

all of my right, title and interest, consisting of a 1/2 undivided interest in and to the following described real estate in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 80, 81, 82, 84, 85, 86, 87, 88, and 89 on the Plan of O.B. Hayes Small Losts, as of record in Plan Book 1, page 69, Chancery Court at Nashville.
Said Lot No. 80 fronts 50 feet on the westerly side of 17th Avenue South, and extends back between parallel lines 150 feet to an alley, and said lot extending back with the southerly margin of Hawkins, formerly Clay Street.
Said Lot No. 81 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 150 feet to an alley in the rear.
Said Lot No. 82 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 151 feet, more or less, to an alley.
Said Lot No. 84 fronts 50 feet on the westerly side of 17th Avenue South, and runs back between parallel lines 151 feet, more or less, to an alley.
Said Lot No. 85 fronts 50 feet on the westerly side of 17th Avenue South and runs back between parallel lines 151 feet, more or less, to an alley.
Said Lot No. 86 fronts 50 feet on the westerly side of 17th Avenue South and runs back between parallel lines 150 feet to an alley.
Said Lot No. 87 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Avenue, and runs back between parallel lines 150 feet to an alley.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $__________

Subscribed and sworn to before me, this the ________ day of ________ 19__

[signature] Affiant

My commission expires: THOMAS R. LEVY NOTARY PUBLIC, State of New York No. 31-2313130 (Affix Seal)

[signature] Notary Public

Qualified in New York County
Commission Expires March 30, 1968

Said Lot No. 88 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.
Said Lot No. 89 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Avenue, and runs back between parallel lines 150 feet to an alley.

Said Lots Nos. 80, 81 and 82 being the same real property conveyed to Julian J. Aberbach and Joachim Jean Aberbach, as equal tenants in common, by deed from Alamo Music, Inc., of record in book 4074, page 67; said Lots No. 84 and 85 being the same real property conveyed to Joachim Jean Aberbach and Julian J. Aberbach by deed from John T. Hailey, et al of record in book 3941, page 835; said Lot No. 86 being the same real property conveyed to Joachim Jean Aberbach and Julian J. Aberbach by deed from James E. Hailey, et al, of record in book 3941, page 838; Said Lot No. 87 being the same real property conveyed to Joachim Jean Aberbach and Julian J. Aberbach by deed from Chester B. Atkins and wife, of record in book 3944, page 73; said Lot No. 88 being the same real property conveyed to Joachim Jean Aberbach and Julian J. Aberbach by deed from James E. Hailey and wife, of record in book 3944, page 78, and said Lot No. 89 being the same real property conveyed to Joachim Jean Aberbach and Julian J. Aberbach by deed from John Thomas Watts and wife, of record in book 3978, page 352, all of the Register's Office for Davidson County, Tennessee.

801	17th Avenue South,	Nashville,	Tennessee
803	"	"	"
805	"	"	"
809	"	"	"
811	"	"	"
813	"	"	"
815	"	"	"
819	"	"	"
821	"	"	"

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... 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 Hill and Range Songs, Inc. its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Hill and Range Songs, Inc. *that* I am *lawfully seized and possessed of said land in fee simple, have full right to convey it, and the same is unencumbered*

of a one-half undivided interest in and to said real estate in fee simple; have a good right to convey it; and that same is encumbered to the First American National Bank, Nashville, Tennessee.

And I, Joachim Jean Aberbach *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hill & Range Songs, Inc. its successors *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 3rd *day of* November, *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.*

Joachim Jean Aberbach

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.....

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF New York
COUNTY OF New York

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

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....

THOMAS R. LEVY
NOTARY PUBLIC, State of New York
No. 31-2342450
Qualified in New York County
Commission Expires March 30, 1969

....., Notary Public.

Commission Expires.....

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......

NOV20'69	CONV	90,000.00				
NOV20'69	CONV	11,546.85				
NOV20'69	S'TAX		A*	263.90		
NOV20'69	PR'FEE		A*	.50		
NOV20'69	W'DEED		A*	6.00	*	270.40

WARRANTY DEED

FROM

TO

A 6 1 1 3 5

IDENTIF. REFERENCE

Nov 20 1 26 PM '69

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE