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

BOOK 4381 PAGE 123

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hill & Range Songs, Inc. (NAME)	Same (NAME)	10W 6215 10W 6220
241 West 72nd Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10W 6225 10W 6230
New York, New York 10023 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY FOUR THOUSAND, SIX HUNDRED FIFTY SEVEN and 17/100-----------------------------------($34,657.17) *DOLLARS*

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

I, Julian J. 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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 119 in O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.
Said Lot No. 119 fronts 50 feet on the easterly side of 18th Avenue South, formerly Shields or Lamar Street, and runs back between parallel lines, 150 feet, more or less, to an alley.
Being the same real property conveyed to Julian J. Aberbach and Joachim Jean Aberbach by deed from John E. Gilmore and wife, Mary Ann Gilmore, of record in Book 4215, page 725, Register's Office for Davidson County.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 120 in O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69 Chancery Court at Nashville. Said plan does not show the size of said lot but according to the deeds, said Lot No. 120 fronts 50 feet on the easterly side of 18th Avenue South and runs back between parallel lines 151 feet more or less, to an alley. Being the same property conveyed to Julian J. Aberbach, et al by deed of record from Pauline Thompson of record in book 4209, page 511, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 34,657.17

Subscribed and sworn to before me, this the ______ day of ______ 19__ Julian J. Aberbach Affiant

THOMAS R. LEVY
NOTARY PUBLIC State of New York
My commission expires ______ (Affix Seal) ______ Notary Public

Qualified in New York County
Commission Expires March 30, 1969

TRACT 3. Land in Davidson County, Tennessee, being Lot No. 121 in O.B. Hayes Plan of Small Lots, as of record in Plan Book 1, page 69 Chancery Court at Nashville.
Said Lot No. 121 fronts 50 feet on the easterly side of 18th Avenue South, formerly Shields Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.
Being the same real property conveyed to Julian J. Aberbach and Joachim J. Aberbach by deed from Jack H. Clement and wife, Doris Ann Clement, of record in Book 4221, page 869, Register's Office for Davidson County, Tennessee.

TRACT 4. Land in Davidson County, Tennessee, being Lot No. 122 in O.B. Hayes Plan of Small Lots, as of record in Plan Book 1, page 69 Chancery Court at Nashville.
Said Lot No. 122 fronts 50 feet on the easterly side of 18th Avenue South and runs back between parallel lines 150 feet, more or less, to an alley.
Being the same real property conveyed to Julian J. Aberbach and Joachim J. Aberbach by deed from Jack H. Clement and wife, Doris Ann Clement, of record in Book 4221, page 869, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 802 (House Number) 18th Avenue (Street) South, Nashville (P. O. Address:), Tennessee (City or Town)
804 " " "
806 " " "
808 " " "

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 a good 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, being all 4 tracts, is encumbered to the First American National Bank, Nashville, Tennessee.

And I, Julian J. 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 and 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.*

Julian J. Aberbach
Julian J. 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.....

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 Julian J. Aberbach

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *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, 1998

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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, ..., being authorized so to do, executed the foregoing instrument for the purposes 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	34,657.17				
NOV20 69	S'TAX		A*	90.22		
NOV20 69	PR'FEE		A*	.50		
NOV20 69	W'DEED		A*	6.00	*	96.72

WARRANTY DEED

FROM

TO

A 6 1 1 3 9

IDENTIF. REFERENCE

Nov 20 1 28 PM '69

REGISTER
TY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE