BOOK 4408 PAGE 423

WARRANTY DEED

(CORPORATE FORM)

Nashville, Tennessee 37221

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Metropolitan Music Co.	Metropolitan Music Company	Map 93-13
(NAME) 218 Third Avenue, No.	(NAME) 218 Third Avenue, North	Par. 250
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FW

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantee; METROPOLITAN MUSIC COMPANY, a Tennessee corporation, and other good and valuable considerations, receipt of which is hereby acknowledged;

MKG, INC., a Tennessee corporation,

has bargained and sold, and does hereby transfer and convey unto the said METROPOLITAN MUSIC COMPANY, a Tennessee corporation, its successors

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 26 in Sigler's Addition to Nashville, a plan of which is of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 26 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 205 feet to an alley in the rear.

Being the same property conveyed to MKG, Inc., by deed from Curtis I. Rucker, Jr., and wife, of record in book 4158, page 191, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 16th day of March, 19 70.

Affiant

My commission expires: 3-3-73

(Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 1513 Sigler Street, Nashville, Tennessee.
(House Number) (Street) 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 METROPOLITAN MUSIC COMPANY, a Tennessee corporation, its

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said METROPOLITAN MUSIC COMPANY, a Tennessee corporation,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 16th *day of* March, *19* 70, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MKG, Inc.

By:

Max Komisar, President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of March, 19 70.

Jneall Watson
Notary Public

Commission expires 3-3-73.

APR-3 70	CONV	30,000.00				
APR-3 70	S'TAX		A*	78.00		
APR-3 70	PR'FEE		A*	.50		
APR-3 70	W'DEED		A*	3.00	*	81.50

Mail to: Wm. D. Castleman, Atty., 218 Third Avenue, North, Nashville, Tennessee

WARRANTY DEED

FROM MKG., INC., a Tennessee corporation; TO METROPOLITAN MUSIC COMPANY.

A 73334

IDENTIF. REFERENCE

APR 3 10 59 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING