WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL NOS.
UNITED RECORD PRESSING, INC. 1000 AMERICAN TRUST BUILDING NASHVILLE, TENNESSEE	SAME	Map 105-3 Parcel 154 M - 72-5 P - 58

BOOK 4522 PAGE 604

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100------ ($10.00) DOLLARS, CASH THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO FIRST AMERICAN NATIONAL BANK AS OF RECORD IN BOOK 3562, PAGE 366 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WE, JOHN DUNN AND C. V. HITCHCOCK HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID UNITED RECORD PRESSING, INC., A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 11, 12, 13, 14, 15 AND 16 ON THE MAP OF HUMPHREY'S HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 36, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, AND IN PLAN BOOK 1, PAGE 35, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 11 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHESTNUT STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
SAID LOT NO. 12 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHESTNUT, FORMERLY FRANKLIN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
SAID LOT NO. 13 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHESTNUT, FORMERLY FRANKLIN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
SAID LOT NO. 14 FRONTS 50 FEET ON THE SOUTH SIDE OF CHESTNUT STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
SAID LOT NO. 15 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHESTNUT, FORMERLY FRANKLIN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
SAID LOT NO. 16 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHESTNUT STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

TRACT NO. 2: LAND IN THE 12TH, FORMERLY THE 18TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 4 ON THE PLAN OF THE DIVISION OF THE LAND OF GEORGE STULL, DECEASED; AS OF RECORD IN MINUTE BOOK "F", PAGE 233, COUNTY COURT FOR SAID COUNTY, DESCRIBED IN PART ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER, AND SUMNER, ENGINEERS, NOVEMBER 30, 1961, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF EDWIN STREET AND TRINITY LANE AS NOW ESTABLISHED; THENCE WITH THE SOUTHERLY MARGIN OF TRINITY LANE EASTWARDLY 273.7 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE CITY OF NASHVILLE, BY DEED FROM THE JOY FLORAL COMPANY, OF RECORD IN BOOK 2031, PAGE 551, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID CITY PROPERTY SOUTH 2 DEG. 37' WEST 307.4 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID CITY PROPERTY; THENCE WITH SAID CITY'S SOUTHERLY

Prepared and approved by
Grissim and Short
by _____

LINE SOUTH 87 DEG. 23' EAST 200 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID CITY PROPERTY; THENCE WITH SAID CITY'S EASTERLY LINE NORTH 2 DEG. 37' 303.35 FEET TO A POINT 4.35 FEET SOUTH OF THE SOUTHERLY MARGIN OF TRINITY LANE; THENCE WITH THE SOUTHERLY LINE OF PROPERTY CONVEYED TO THE STATE OF TENNESSEE, BY DEED OF RECORD IN BOOK 4103, PAGE 745, REGISTER'S OFFICE FOR SAID COUNTY, SOUTH 89 DEG. 13' 42" EAST 15 FEET TO A POINT; THENCE CONTINUING WITH SAID STATE OF TENNESSEE PROPERTY, SOUTH 85 DEG. 17' 32" EAST 258 FEET TO A POINT; THENCE CONTINUING WITH SAID STATE OF TENNESSEE BOUNDARY, SOUTH 48 DEG. 06' 39" EAST 53 FEET; THENCE CONTINUING WITH THE SAME, SOUTH 43 DEG. 18' 39" EAST 382 FEET TO A POINT; THENCE SOUTH 31 DEG. 01' 01" EAST 71 FEET TO A POINT; THENCE CONTINUING WITH THE SAME, SOUTH 11 DEG. 43' 39" EAST 113 FEET TO A POINT; THENCE CONTINUING WITH THE SAME, SOUTH 29 DEG. 31' 12" EAST 417 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE, BY THE DEED PREVIOUSLY MENTIONED; THENCE NORTH 83 DEG. 49' WEST WITH THE NORTHERLY BOUNDARY OF THE WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STULL TRACT, OF RECORD IN PLAN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, 850.4 FEET, MORE OR LESS, TO A CONCRETE MONUMENT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT NO. 11 ON THE PLAN OF WALNUT GROVE ANNEX, OF RECORD IN BOOK 1424, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EASTERLY LINE OF SAID LOT NO. 11, NORTH 4 DEG. 57' EAST 404.7 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY SIDE OF EDWIN STREET; THENCE WITH SAID MARGIN SOUTH 85 DEG. 11' EAST 70.6 FEET TO A TURN IN SAID STREET; THENCE WITH THE EASTERLY MARGIN OF SAID STREET NORTH 8 DEG. 30' EAST 412.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN DUNN AND C. V. HITCHCOCK BY TRUSTEE'S DEED FROM J. M. GRISSIM, TRUSTEE, OF RECORD IN BOOK 4521, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH ALL MACHINERY, EQUIPMENT, PRESSES, BOILERS, MOTOR VEHICLES AND ALL EQUIPMENT AND MACHINERY OF EVERY KIND AND NATURE USED IN THE MANUFACTURE OF PHONOGRAPH RECORDS AT 453 CHESTNUT STREET, NASHVILLE, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 453 CHESTNUT STREET, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID UNITED RECORD PRESSING, INC. ITS SUCCESSORS AND ASSIGNS, FOREVER. AND WE DO COVENANT WITH THE SAID UNITED RECORD PRESSING, INC. THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED EXCEPT AS SET OUT ABOVE AND 1971 TAXES WHICH GRANTEE ASSUMES.

AND WE, JOHN DUNN AND C. V. HITCHCOCK DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID UNITED RECORD PRESSING, INC. ITS SUCCESSORS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 23rd DAY OF JULY, 1971,

John Dunn
JOHN DUNN

C. V. Hitchcock
C. V. HITCHCOCK

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T
IDENTIF. REFERENCE
JUL 23 8 55 AM '71
FELIX Z. KLEINMAN II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, VIRGINIA PHILLIPS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JOHN DUNN AND C. V. HITCHCOCK THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 23 DAY OF JULY, 1971.

Virginia Phillips
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN. VIRGINIA PHILLIPS

MY COMMISSION EXPIRES: 9-14-71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,000.00.

J. M. Grissim
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JULY, 1971.

Virginia Phillips
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN. VIRGINIA PHILLIPS

MY COMMISSION EXPIRES: 9-14-71

JUL23F CONV * 782,000.00
JUL23F S'TAX A* 2,033.20
JUL23F PR'FEE A* .50
JUL23F WDEED A* 6.00 * 2,039.70