WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map Parcel Number
Fort Knox Music Company 1619 Broadway New York, N.Y. 10019	Same BOOK 4559 PAGE 8	11D 02045 Map 50-4 Par. 15

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars cash in hand paid by the grantee hereunder named and other good and valuable considerations, the receipt of which is hereby acknowledged,

TENNESSEE RECORDING AND PUBLISHING CO., INC., a Delaware corporation, hereinafter called the grantor,

has this day bargained and sold, and does hereby transfer and convey unto

FORT KNOX MUSIC COMPANY, a joint-venture composed of F & B Music, Inc., (a New York corporation), Mike & Jerry Music, Inc. (a New York corporation), and Neely Enterprises, Inc. (a Tennessee corporation), hereinafter called the grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 53 and the northerly one-half of Lot No. 52 on the Map of M. M. Cunniff's Due West Valley Acres, in the 11th Civil District of said County, not of record and described as follows:

Beginning at a point on the easterly margin of Dickerson Pike, the common corner of Lots 53 and 54; said point being 104.15 feet south of the south margin of Due West Valley Road; thence with the line between said Lots 53 and 54 easterly 272.7 feet to a point in the center of a driveway and bridge, in the west line of Lot 55; thence with the westerly line of Lot 55, along the easterly line of Lots 52 and 53, southerly 150 feet to a point; thence westerly 230.3 feet to the easterly margin of Dickerson Pike; thence with the margin of the same, northerly 150 feet to the beginning.

Being the same property conveyed to Tennessee Recording and Publishing Co., Inc., a Delaware corporation, by deed from Lin Broadcasting Corporation, a Delaware corporation, of record in Book 4543, page 142, Register's Office for Davidson County, Tennessee.

STATE OF New Jersey)
COUNTY OF Hudson)

The actual consideration or value whichever is greater, for the transfer is $25,000.00.

Subscribed and sworn to before me, this the 22nd day of November, 1971.

My commission expires: October 19, 1975

JAMES J. GAUGHRAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 19, 1975

(Affix Seal)

Affiant

Notary Public

This is improved property, known as 3561 Dickerson Road, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, its successors and assigns forever. It 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.

It further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said grantee, its successors and assigns, against the lawful claims of all persons.

Witness its hand as of the first day of October, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer as of said day and date.

TENNESSEE RECORDING AND PUBLISHING CO., INC.

Treasurer

STATE OF NEW JERSEY)
COUNTY OF HUDSON .)

BOOK 4559 PAGE 9

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FREDERICK BIENSTOCK with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Treasurer of Tennessee Recording & Publishing Co., Inc. the within named bargainor, a corporation, and that he as such Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Treasurer.

Witness my hand and seal, at office in Jersey City, New Jersey this 22 day of November, 1971.

Commission expires October 19, 1975

James J. Gaughran
Notary Public

JAMES J. GAUGHRAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 19, 1975

B 40389

IDENTIF. REFERENCE

DEC 7 10 57 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-7-	CONV	25,000.00			
DEC-7-	STAX		A*	65.00	
DEC-7-	RFEE		A*	.50	
DEC-7-	WDEED		A*	4.00	* 69.50

Prepared by:
Richard S. Berry
25 Broadway
New York, New York