BOOK 4704 PAGE 677 **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK
NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Combine Music Corporation (NAME)	same (NAME)	Map 93-13
812 - 17th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 143
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Combine Music Corporation, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Roy P. Harrover, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said

Combine Music Corporation,

its *(successors), heirs and assigns,*

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

Being Lot No. 18 on the Plan of the O. B. Hayes' First plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville, described as follows: Said Lot No. 18 fronts 50 feet on the westerly side of 16th Avenue South, formerly Bellemain Avenue, and runs back between parallel lines 150 feet, more or less, to an alley. Being the same property conveyed to Mrs. Frances D. Matlock by deed from Mrs. Lida E. Cornish, of record in Book 554, page 149, Register's Office of said County. An undivided interest in the subject property was thereafter conveyed to O. E. Matlock by deed from Frances D. Matlock, of record in Book 651, page 597, Register's Office of said County. The said O. E. Matlock subsequently died testate, devising the subject property under the terms of his will, of record in Will Book 46, page 97, Office of the County Court Clerk of said County, to Frances D. Matlock. Thereafter the said Frances D. Matlock died testate, devising the property under the terms of her will, of record in Will Book 64, page 174, Office of the County Court Clerk of said County, to Roy P. Harrover, Imogene M. Notgrass, and Winnie M. Harrover. The said Roy P. Harrover subsequently conveyed his interest in the subject property to Imogene M. Notgrass, by deed of record in Book 2498, page 167, Register's Office of said County. The said Winnie M. Harrover subsequently died intestate, her interest in the subject property being inherited by Roy P. Harrover as her only heir-at-law. The said Imogene M. Notgrass subsequently died intestate, her interest in the subject property being inherited by Roy P. Harrover, as her only heir-at-law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 74,000.00

Subscribed and sworn to before me, this the 30th day of April, 19 73

Affiant

My commission expires 10-26-74 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 811 Sixteenth Avenue South, 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

Combine Music Corporation, its

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1973 taxes which have been pro-rated and by acceptance of this Deed, assumed by Grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Combine Music Corporation, its

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

Witness my *hand this* 30th *day of* April, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Roy Harrover
Roy P. Harrover

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, Roy P. Harrover, unmarried, the within named 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 Nashville, Tennessee, this 30th day of April, 19 73.

Barbara Ferguson Notary Public

Commission expires 10-26-74

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 _____

MAY-7-	CONV	74,000.00			
MAY-7-	STAX		A*	192.40	
MAY-7-	PRFEE		A*	.50	
MAY-7-	WDEED		A*	4.00	* 196.90

WARRANTY DEED

FROM
Roy P. Harrover, unmarried

TO
Combine Music Corporation

C05386

IDENTIF. REFERENCE

MAY 7 10 48 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE