BOOK 4754 PAGE 655

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Talwood Enterprises	Talwood Enterprises	
(NAME) 1512 Hawkins Street	(NAME) 1512 Hawkins Street	93-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37203	324-325
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pal

FOR AND IN CONSIDERATION of the sum of Ten and--=----------00/100 ($10.00)---------- Dollars, cash in hand paid by the grantee; TALWOOD ENTERPRISES, a Partnership, and other good and valuable considerations, receipt of which is hereby acknowledged;

SQUARE INCH OF MUSIC CITY, U.S.A., ., a Limited Partnership,

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

TALWOOD ENTERPRISES, a Partnership composed of Joe H. Talbot, III, and Ronald O. Yearwood, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:
Beginning for the same at a point on the North side of Hawkins Street distant westerly 108 feet from a point where the prolongation of the northern most line of Hawkins Street extended easterly would intersect with the western most line of the prolongation of 15th Avenue, South; thence North 9 deg. 5' 00" east 205 feet to the south side of an alley 20 feet wide there situate; thence south 82 deg. 7' 00" east 100 feet along the south side of said alley; thence south 9 deg. 5' 00" west 175.27 feet to a point intersecting an arc and thence along a curve to the right (radius equals 60 feet) south 59 deg. 34' 33" east 62.39 feet to the north line of Hawkins Street; thence North 82 deg. 8' 00" west 49.50 feet along the north side of Hawkins Street to the place of beginning. Being the same property conveyed to Record Row Associates (Now Square Inch of Music City, U.S.A., Inc.) a Limited Partnership, by deed from Lloyd Green, et al, of record in Book 4576, Page 53, Register's Office for said County. (Pursuant to Partnership Agreement, Record Row Associates, Inc., formerly Square of Music City, U.S.A., Inc., General Partner, has authority to convey property for and in behalf of the Limited Partnership, Square Inch of Music City, U.S.A.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 9th day of October 19 73.

Affiant Joe H. Talbot

My commission expires: 1-29-77. (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1504 and 1506 Hawkins 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

TALWOOD ENTERPRISES, a Partnership, composed of Joe H. Talbot, III, and Ronald O. Yearwood, its (successors), heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said TALWOOD ENTERPRISES, its (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 9th day of October, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SQUARE INCH OF MUSIC CITY, U.S.A., a Limited Partnership

ATTEST:

Secretary

GENERAL PARTNER: RECORD ROW ASSOCIATES, INC.

By: Joe H. Talbot
Joe H. Talbot, III, Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Jneall Watson, *a Notary Public of the State and County aforesaid, personally appeared* Joe H. Talbot, III and Brad C. McCuen, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves to be President Secretary *of the* RECORD ROW ASSOCIATES, INC., *the within named bargainor, a corporation, and that* they *such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 8th *day of* October, *19* 73.

JNEALL WATSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 1-29-77.

Jneall Watson *Notary Public*

OCT 11 73	CONV	90,000.00			
OCT 11 73	CONV	15,000.00			
OCT 11 73	S'TAX		A*	273.00	
OCT 11 73	PR'FEE		A*	.50	
OCT 11 73	W'DEED		A*	4.00	* 277.50

WARRANTY DEED

FROM

SQUARE INCH OF MUSIC CITY U.S.A., a Limited Partnership

TALWOOD ENTERPRISES, a Partnership

C 27377

IDENTIF. REFERENCE

OCT 11 10 00 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 256-2656
NASHVILLE, TENNESSEE