BOOK 4796 PAGE 605

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gail P. Pigg, Trustee	Same	Map 92-16
(NAME)	(NAME)	#372 & 373
916 J. C. Bradford Bldg.		10W-5990
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10W-5995
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

Jat Music, Inc., a California Corporation

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

Gail P. Pigg, Trustee, with full power to sell, transfer or convey without the joinder of any beneficiary, her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lots Nos. 91 and 92 on the Plan of O. B. Hayes Small Lots as of record in Plan Book 1, page 69, Chancery Court of Nashville, Davidson County, Tennessee.

Said Lots Nos. 91 and 92 adjoin and front together 100 feet on the westerly side of 17th Avenue South and run back between parallel lines, the northerly line of Lot No. 91 running along the southerly margin of South Street, 150 feet more or less to an alley.

Being the same property conveyed to Jat Music, Inc., a California Corporation, by deed from Bemco, a partnership composed of Martha B. Green, Edna Kurzynske and Willo C. Tune of record in Book 4420, page 26, 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 $ 100,000.00

Subscribed and swom to before me, this the 14th day of March 19 74

Affiant

My commission expires: Jan 29, 1978 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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

Gail P. Pigg, Trustee

her *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gail P. Pigg, Trustee

her

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

Witness my *hand this* 29th *day of* NOVEMBER, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAT MUSIC, INC., A California Corporation

BY: [signature] Pres.

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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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 Nashville Tennessee, this 14th day of March, 1974

My commission expires April 24 1975 Vivian Keith Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Carol Greenberg, a Notary Public of the State and County aforesaid, personally appeared Joe E Johnson and John G Irwin, with whom I am personally acquainted, and who, upon oath, acknowledged th.m.self to be President and Secretary of the Jat Music Inc, the within named bargainor, a corporation, and that th.e/as 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 th.m.self as President and Secretary

Witness my hand and seal, at office in Nashville, Tenn, this 14 day of March, 1974

Carol Greenberg Notary Public

Commission expires 2-14-78

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MAR 15	CONV	90,000.00			
MAR 15	CONV	10,000.00			
MAR 15	S'TAX		A*	260.00	
MAR 15	PR'FEE		A*	.50	
MAR 15	W'DEED		A*	4.00	* 264.50

WARRANTY DEED

FROM Jat Music, Inc.

TO Gail P. Pigg, Trustee

C 45778

IDENTIF. REFERENCE

MAR 15 1 30 PM '74

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