BOOK 4836 PAGE 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
NewKeys Music, Inc.	Same	Map 9313, Par. 141 & 142
(NAME) 805 - 16th Avenue, South	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One Hundred Twelve Thousand and NO/100 ($112,000.00)---------- DOLLARS

JUL 19[illegible] MISC A* 6.00 * 6.00

we, the Metropolitan Government of Nashville & Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said

NewKeys Music, Inc.

the GRANTEES herein, their XXX and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:
Being Lot No. 16 on the Map of O. B. Hayes Addition to Nashville, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 16 fronts 50 feet, more or less, on the West side of 16th Avenue, South, formerly Belmont Avenue and runs back between parallel lines 151 feet, more or less, to an alley and is City No. 807 - 16th Avenue, South.

BEING the same property conveyed to Metropolitan Government by Decree of the 3rd Circuit Court of Davidson County, Tennessee, under Rule No. A-9505, on January 29, 1969 and recorded in Book 4346, page 383, R.O.D. C., Tennessee.

TRACT NO. II:
Being Lot No. 17 in O. B. Hayes' Plan of small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 17 fronts 50 feet on the West side of Belmont Avenue, now 16th Avenue, South and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Metropolitan Government by Decree of the 3rd Circuit Court of Davidson County, Tennessee, under Rule No. A-9505, on January 29, 1969 and recorded in Book 4346, page 383, R.O.D.C., Tennessee.

Ordinance No. 74-852 provides that the following covenant shall run with the property herein conveyed and reads as follows: "No structure shall be built within 20 feet of the right-of-way of 16th Avenue, South."

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Mayor, duly authorized in Metropolitan County Council Ordinance No. 74-852, so to act on its behalf, this 5th day of July, 1974.

Approved as to Form and Legality:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

BY: Beverly Briley
Beverly Briley, Mayor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me M F Kline, a Notary Public in and for the State and County aforesaid, personally appeared Beverly Briley, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Mayor of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by the said Mayor, as such.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of July, 1974.

M F Kline
Notary Public

My Commission expires: 10-31-74

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $_____ This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

This instrument was prepared by:	
Name	Address

G-206699

WARRANTY DEED

Map 9313, Par. 141 & 142

FROM

Metropolitan Government of Nashville & Davidson County, Tennessee

TO

NewKeys Music, Inc.

(This instrument prepared by J. M. Whitsitt, Jr., Attorney, Room 701, Metro Courthouse)

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

C 63715

IDENTIF. REFERENCE

JUL 19 3 34 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.