Prepared by: Lawrence A. Sperniqua
100 Universal City Plaza
Universal City, Calif.

WARRANTY DEED

(CORPORATE FORM)

BOOK 4865 PAGE 401

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MCA Distributing Corporation	ion MCA Distributing Corp.	93-13 139
(NAME) 100 Universal City Plaza	(NAME) 100 Universal City Plaza	
(STREET ADDRESS OR ROUTE NUMBER) Universal City, Ca. 91608	(STREET ADDRESS) Universal City, Ca. 91608	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

End. Mail

FOR AND IN CONSIDERATION of the sum of Five and no/100---------- *Dollars,*

Cash in hand paid by MCA Distributing Corporation, a New York corporation, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

MCA RECORDS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

MCA DISTRIBUTING CORPORATION

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville. Said Lot No. 14 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont or Bellemain Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same real property conveyed to Owen Bradley by deed from Hermitage Health & Life Insurance Company, dated December 20, 1961, filed December 28, 1961, and recorded in book 3315, page 557, Register's Office.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value whichever is greater, for this transfer is $111,200.00

Subscribed and sworn to before me, this the 31st day of October 74

OFFICIAL SEAL
JOAN E. OSTERHOUT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 3, 1975.

Affiant

Joan E. Osterhout
Notary Public

My commission expires:

unimproved ( )
This is improved (X) property, known as 803 16th Avenue South Nashville
(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

MCA DISTRIBUTING CORPORATION

(successors),

heirs and assigns forever. Grantor 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.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

MCA DISTRIBUTING CORPORATION

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

Witness hand this 31st *day of* October, 1974, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MCA RECORDS, INC.

By

CALIFORNIA
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
LOS ANGELES

Before me, Joan E. Osterhout *, a Notary Public of the State and County aforesaid, personally appeared* Louis W. Cook *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* MCA RECORDS, INC. *, the within named bargainor, a corporation, and that* he *as such* Vice President *, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* Vice President *.*

Witness my hand and seal, at office in Los Angeles, California *, this* 31st *day of* October *, 19* 74 *...*

Joan E. Osterhout *Notary Public*

Commission expires .....

OFFICIAL SEAL
JOAN E. OSTERHOUT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 3, 1975.

NOV-4-74	CONV	90,000.00			
NOV-4-74	CONV	21,200.00			
NOV-4-74	S'TAX		A*	289.12	
NOV-4-74	PR'FEE		A*	.50	
NOV-4-74	W'DEED		A*	4.00	* 293.62

C 7 6 9 2 1

IDENTIF. REFERENCE

Nov 4 8 54 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE