BOOK 4894 PAGE 845

mail to

This instrument was prepared in the office of Barksdale, Windley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Baker (NAME:)	Same (NAME:) By	Map 42-12
P. O. Box 162 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ------One and 00/100 ($1.00)---------- *DOLLARS*

cash in hand paid to the undersigned Blue Crest Music, Inc., a Tennessee corporation, by Ray Baker, the said Blue Crest Music, Inc.,

MAR 10 75 CONV $20,410.44
MAR 10 75 S'TAX A* 53.04
MAR 10 75 PR'FEE A* .50
MAR 10 75 W'DEED A* 6.00 * 59.54

has XXX *bargained and sold, and by these presents do transfer and convey unto the said* Ray Baker, his ---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly 25 feet of Lot Nos. 15 and 16 on the Map of a Subdivision of a part of the W. W. Gray Property at Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, described as follows:

BEGINNING at the northwest intersection of Walker Street and Old Hickory Boulevard formerly Halls Lane; thence along the margin of Walker Street, northerly 175 feet to a point; thence westerly parallel to Old Hickory Boulevard, 200 feet to a point; thence southerly 25 feet to the common corner of Lot Nos. 4 and 15; thence easterly along said line, 100 feet to the corner of Lots 3, 16 and 4; thence with the line between said Lot Nos. 3 and 4, southerly 150 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Blue Crest Music, Inc., by deed of James V. Sisco, an unmarried man, recorded in Book 4382, Page 754, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $ 20,410.44

Subscribed and sworn to before me, this the 28th day of February, 1975

Affiant

My commission expires: 3/4/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 415 Old Hickory Blvd. (House Number) (Street) Madison P. O. Address: Tennessee 37115 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray Baker, his *heirs and assigns, forever.*

And we *do covenant with the said* Ray Baker, his *that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for 1975 taxes, which are a lien but not yet due and payable; and indebtedness in the principal amount of $18,902.16 secured by deed of trust of record in Book _____, Page _____, R.O.D.C.Tenn.

And Blue Crest Music, Inc., does ~~do~~ *further covenant and bind* itself, its successors ~~xxxx~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ray Baker, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 28th *day of* February, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BLUE CREST MUSIC, INC.

Ray R. Baker

Its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
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.....

....., Notary Public.

Commission Expires.....

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IDENTIFICATION
MAR 10 2 04 PM 175
FELIX Z. ...
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Ray Baker *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* blue Crest Music, Inc. *, the within named bargainor, a corporation, and that* he *as such* president *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *, this* 28th *day of* February *, 19* 75

Mary J. Edwards
Notary Public

Commission Expires 2/4/79

NOTARY PUBLIC