BOOK 4962 PAGE 547

Prepared by: William D. Castleman, Atty.
807 American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sound Stage Asso., Inc. (NAME:)	Fidelity Federal Sav. & Loan (NAME:)	93-13
1512 Hawkins Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	328
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100 ($10.00)----------*DOLLARS*

cash in hand paid by the grantee; SOUND STAGE ASSOCIATES, INC., a Tennessee corporation, and other good and valuable considerations, receipt of which is hereby acknowledged;

OCT 17 CONV * .00 345,000.00
OCT 17 STATAX A* 897.00
OCT 17 PRFEE A* .50
OCT 17 WDEED A* 6.00 * 903.50

METROPOLITAN MUSIC COMPANY, a Tennessee corporation,

has *bargained and sold, and by these presents transfer and convey unto the said* SOUND STAGE ASSOCIATES, INC., a Tennessee corporation, its successors *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. 2 on the Plan of Music Row Subdivision, as of record in Book 4060, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 62.50 feet on the northerly margin of Hawkins Street and extends back between parallel lines 205.00 feet to the south margin of a 20 foot alley, measuring 62.50 feet thereon.

Being part of the same property conveyed to Metropolitan Music Company by deed from William D. Castleman, Trustee, of record in Book 4387, Page 708, said Register's Office.

Together with and subject to a joint user driveway ingress and egress easement along the southeasterly part of Lot Nos. 1 of said subdivision. Said part of Lot No. 1 fronts 8 feet on the northerly margin of Hawkins Street and extends back along the common line between Lots 1 and 2 between parallel lines a distance of 100 feet to a dead line in the rear, measuring 8 feet thereon, as shown on the plan of record in Book 4060, Page 62, said Register's Office.

A joint user easement for parking purposes for the benefit of said lot No. 2 and for Lot No. 26 and a part of Lot 25, as shown on the plan of John Sigler's Addition to Nashville, of record in Plan Book 1, Page 4, Chancery Court at Nashville, Tennessee, described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 345,000.00

Subscribed and sworn to before me, this the 15th day of October, 1975.

Affiant

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

Notary Public

Being the southwesterly part of said Lot No. 26, and more particularly described as follows:

BEGINNING at a point in the northerly margin of a 20 foot alley and being the common southerly corner of Lots Nos. 26 and 27 in said subdivision; thence with the common line between Lots 26 and 27, northerly a distance of 95 feet; thence easterly 60 feet; thence southerly 95 feet to a point in said northerly margin of said 20 foot alley; thence along said margin westerly 60 feet to the point of beginning.

Being part of the same property conveyed to Metropolitan Music Company, by deed from William D. Castleman, Trustee, of record in Book 4387, Page 708, Register's Office for said County, and by deed from MKG, Inc., of record in Book 4408, Page 423, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1512 Hawkins Street, Nashville, Tennessee 37203.
(House Number) (Street) P. O. Address: (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 SOUND STAGE ASSOCIATES, INC., a Tennessee corporation, its successors *and assigns, forever.*

And it *covenants with the said* SOUND STAGE ASSOCIATES, INC., *that* it is *lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.*

And METROPOLITAN MUSIC COMPANY, does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* SOUND STAGE ASSOCIATES, INC., its successors *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* October, *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.*

METROPOLITAN MUSIC COMPANY

By: William D. Castleman, Pres't

William D. Castleman, President

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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.....

.....

.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jneall Watson *, a Notary Public of the State and County aforesaid, personally appeared* William D. Castleman *, with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* President *of the* Metropolitan Music Company *, 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 of Metropolitan Music Company

Witness my hand and seal, at office in Nashville, Tennessee,
this 15th *day of* October *, 19* 75

Jneall Watson
Notary Public

Commission Expires 1-29-77.

FILED FOR REGISTRATION
OCT 17 2 58 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

D 20441