BOOK 4965 PAGE 701

THIS INSTRUMENT PREPARED BY:

John D. Lentz, Attorney
226 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE$
COUNTY OF DAVIDSON$

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 28th day of October, 1975.

Notary Public

My Commission Expires: Dec 6 1978

ADDRESS NEW OWNER AS FOLLOWS:

Trustees for the Nashville Association of Musicians

C. L. Dutch Gorton

W. Ovid Collins, Jr.

Walter W Summers
Trustees

SEND TAX BILLS TO:

Same

MAP-PARCEL NOS.

8W-03561
Map 93-13
Parcel 248

8W-03462
Map 93-13
Parcel 249

For and in consideration of the sum of One Hundred Twenty-five Thousand ($125,000.00) Dollars, cash in hand paid to us by the Nashville Association of Musicians, a voluntary un-incorporated association of Nashville, Tennessee, the receipt of which is hereby acknowledged, we, Richard C. Blake and Frances Preston, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C. L. Dutch Gorton, W. Ovid Collins, Jr., and Walter W. Summers, Trustees for the Nashville Association of Musicians, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all pertinent easements, if any, in Metro Nashville and Davidson County, Tennessee, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being the westerly 67 feet of Lot No. 27 on the Plan of Sigler's Addition, of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 27 fronts 67 feet on the southerly side of Sigler Street and runs back between parallel lines, with the easterly margin of an alley, 205 feet to an alley in the rear.

TRACT II: Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 27 on the Plan of Sigler's Addition, of record in Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 205 feet to an alley.

Being part of the same property conveyed to Richard C. Blake and Frances Preston, tenants in common, by deed from J. Hal Smith and wife, Velma W. Smith, of record in Book 4877, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as _____.

This conveyance is made in accord with a certain Trust Agreement entered into between the Nashville Association of Musicians and the said Trustees on October 3, 1975, which Trust Agreement is as follows:

"WHEREAS, the Nashville Association of Musicians, a voluntary un-incorporated association, contemplates the purchase of certain property on Sigler Street, Lot Nos. 248 and 249, in Nashville,

Tennessee to be used to house the offices of the Association and for other general purposes of the Association, and

WHEREAS it is deemed advisable by the Association that the legal title of the property be vested in Trustees for the use and benefit of the Association, with the full right of management, care, maintenance,etc., to be exercised by the Association through its Executive Board, subject to the action of the membership at any special meeting called to consider such action, and

WHEREAS C. L. "Dutch" Gorton, W. Ovid Collins, Jr., and Walter W. Summers have been heretofore designated by the Association as Trustees of the Association's property generally,

NOW THEREFORE it is agreed by and between the Association and the Trustees that the Association will cause to be conveyed to the Trustees the property on Sigler Street, Nashville, Tennessee, in trust for the use and benefit of the Nashville Association of Musicians. The Trustees shall hold only the legal title and they shall have no power, authority, or obligation, to operate, maintain, encumber, sell, manage, or take any action whatsoever concerning said property unless directed so to do by a majority vote of the membership of the Nashville Association of Musicians at a special meeting of the members of the Association called to consider such action. The Trustees agree to follow and to execute any instructions given them by the Association at such special meeting. In case the Association should direct the Trustees to encumber or dispose of the property, the Trustees shall do so and shall account to the Association for all monies arising from any authorized encumbrance or sale by paying to the Treasurer of the Association the entire proceeds.

It is further agreed that the entire management, maintenance, general operation of the property, shall be vested exclusively in the Executive Board of the Nashville Association of Musicians, subject of course to such direction that the membership of the Association may exercise at a special meeting called for such purpose. The Trustees may be removed or replaced by the Association at any special meeting called by the Association for such action and the Association shall also have power to elect a successor Trustee for any Trustee who resigns or is unable to serve, or who in the judgment of the Association should be removed or replaced.

The Trustees shall be under no obligation to pay any taxes or assessments on the property or to carry insurance thereon. The taxes and assessments shall be paid by the Association in the name of the Trustees and the insurance shall be carried by the Association in the name of the Trustees for the use and benefit of the Nashville Association of Musicians.

It is contemplated that suitable amendments will be made to the By-Laws of the Association to effectuate this agreement and the Trustees agree to be bound by any such amendments that may be made to the By-Laws.

Witness our hands at Nashville, Tennessee this Oct. 3, 1975.

NASHVILLE ASSOCIATION OF MUSICIANS

BY: /s/ Johnny DeGeorge
President

/s/ C. L. Dutch Gorton
Secretary

/s/ C. L. Dutch Gorton
Trustee

/s/ W. Ovid Collins, Jr.
Trustee

/s/ Walter W. Summers
Trustee "

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees,

their successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28th day of October, 1975.

Frances W. Preston
Frances Preston

Richard C. Blake
Richard C. Blake

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Personally appeared before me, Helen W. Maxson, a Notary Public in and for said County and State, the within named FRANCES PRESTON and RICHARD C. BLAKE, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 1975.

My Commission Expires: Aug. 14, 1976

Helen W. Maxson
Notary Public

NOTARY PUBLIC

D 21891

IDENTIF. REFERENCE

OCT 28 3 20 PM '75

FELIX A. JOHN JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT 28 75	CONV		90,000.00		
OCT 28 75	CONV	-3-	35,000.00		
OCT 28 75	S'TAX			A* 325.00	
OCT 28 75	PR'FEE			A* .50	
OCT 28 75	W'DEED			A* 6.00	* 331.50