BOOK 4974 PAGE 928

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,696.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 1975.

Notary Public

MY COMMISSION EXPIRES: 5-8-79

(AFFIX SEAL)

After recording return to:
Kerman Maclure, atty.
107 Parkway Towers
James Robertson Parkway
Nashville, Tennessee 37219

Return to:

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Atty., 911 J.C. Bradford Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPRICE RECORDS, INC. (NAME)	Home Federal Savings (NAME)	82-12
P.O. Box 40346 (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	227
Nashville TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, U. GRANT BROWNING, EUGENE TOMLINSON and ELMER HEABERLIN, JR., d/b/a, THE MAIN COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAPRICE RECORDS, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lots 28 and 29 on the Plan of Neill S. Brown's Addition to East Nashville as of record in Book 57, pages 33 and 50, Register's Office for Davidson County, Tennessee and being described according to a survey by Hart-Freeland-Roberts, Inc., dated December 21, 1972 as follows:

BEGINNING at a railroad spike in the northerly margin of Main Street lying 88.0 feet northeasterly from the easterly margin of a 20 foot alley, formerly 9th Street; thence in a northeasterly direction along the northerly margin of Main Street north 65° 15' east 100.0 feet to a point in the northerly margin of Main Street; thence north 24° 36' west 161.0 feet to a point; thence south 65° 15' west 100.0 feet to a point; thence south 24° 36' east 161.0 feet to the point of beginning.

Being the same property conveyed to U. GRANT BROWNING, EUGENE TOMLINSON, and ELMER HEABERLIN, JR., d/b/a, THE MAIN COMPANY, by deed from N. BRADFORD and wife, HATTIE BRADFORD, as of record in Book 4666, Page 918, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust recorded in Book 4765, Page 223, said Register's Office securing a note payable to Home Federal Savings & Loan Association dated November 14, 1973, in the original principal amount of $200,000.00. The grantee agrees to assume the payment of said note and performance of the Deed of Trust.

This is unimproved ( ) improved ( ) property, known as Lots 28 & 29 Neill S. Brown's Addition to East Nashville
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 heirs 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 heirs 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 hand s this 21st day of November, 19 75

U. GRANT BROWNING

EUGENE TOMLINSON

ELMER HEABERLIN, JR.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

BOOK 4974 PAGE 929

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named U. GRANT BROWNING, EUGENE TOMLINSON and ELMER HEABERLIN, JR.

the bargainor S, 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 31st day of November 1975.

Commission expires 5/8/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

U. GRANT BROWNING, EUGENE TOMLINSON & ELMER HEABERLIN, JR d/b/a, THE MAIN COMPANY

TO

CAPRICE RECORDS, INC.

D 2 6 1 3 3

IDENTIF. REFERENCE

Nov 28 9 39 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV28 75	CONV	*	~~00~~ 235,696.71	
NOV28 75	S'TAX		B* 612.82	
NOV28 75	PR'FEE		B* .50	
NOV28 75	W'DEED		B* 4.00	* 617.32