This Deed prepared by: Wm. F. Carpenter, Att., 600 Amer. Trust Bldg. Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

5006 316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Denty Cheatham, Rose Palermo & Joan Goodlet Hamner (NAME)	SAME (NAME)	92-16
821 17th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 375C
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE AND NO CENTS ($1.00) *Dollars,*

and other good and valuable consideration the receipt and sufficiency of which is acknowledged,

HILL & RANGE SONGS, INC. *has bargained and sold, and does hereby transfer and convey unto the said* David Denty Cheatham, Rose Palermo & Joan Goodlet Hamner d/b/a Cheatham, Palermo and Hamner *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot no. 89 on the O. B. Hayes First Plan of Small Lots, as of record in Plan Book 1, page 69 of the Chancery Court, Nashville, TN.

Said lot No. 89 fronts 50 feet on the westerly side of 17th Avenue South formerly Addison Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hill & Range Songs, Inc. by deed from Joachim Jean Aberbach, of record in Book 4381, page 107, and by deed from Julian J. Aberbach, of record in Book 4381, page 111, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 15th day of March 19 76

Affiant: Denty Cheatham

My commission expires: February 2, 1980 (Affix Seal)

Notary Public: Lesta J. Malloy

This is unimproved ( ) improved (X) property, known as 821 17th Avenue South, Nashville, Tennessee (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 David Denty Cheatham, Rose Palermo & Joan Goodlet Hamner d/b/a Cheatham, Palermo & Hamner *(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 David Denty Cheatham, Rose Palermo & Joan Goodlet Hamner *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 11th *day of* March, 19 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILL & RANGE SONGS, INC.

BY: Joachim Jean Aberbach
Vice President

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STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

Before me, Shirley Minsky, a Notary Public of the State and County aforesaid, personally appeared Joachim Jean Aberbach with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the ~~the~~ Hill & Range Songs, 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 New York, New York this 11th day of March, 1976.

Shirley Minsky Notary Public

Commission expires March 30, 1978

SHIRLEY MINSKY
Notary Public, State of New York
No. 60-7966675
Qualified in Westchester County
Cert. filed with N. Y. County Clerk
Term expires March 30, 1978

MAR 17 76 CONV 55,000.00
MAR 17 76 S'TAX B* 143.00
MAR 17 76 PB'FEE B* .50
MAR 17 76 W'DEED B* 4.00 * 147.50

WARRANTY DEED

FROM

TO

D 40530

IDENTIF. REFERENCE

MAR 17 1 56 PM '76

FELIX ... REGISTER
DAVIDSON CO. NTY. TENN.

Enrolled

Compliments of

Guaranty Title

Office of

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