This Deed prepared by: Wm. F. Carpenter, 600 American Trust Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5049 PAGE 894

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry R. Hubbard (NAME)	SAME (NAME)	92-16
823 17th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	374
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND & NO/100 -------- ($40,000.00) Dollars,

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

JUL 27 CONV 40,000.00
JUL 27 S'TAX B* 104.00
JUL 27 PR'FEE B* .50

ABERBACH ENTERPRISES, LIMITED (formerly Known as Hill & Range Songs, Inc.)

have this day bargained and sold, and do hereby transfer and convey unto the said

JERRY R. HUBBARD

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the O. B. Hayes Small Lots, as of record in Plan Book 1, page 96, Chancery Court of Nashville, Tennessee.

Said Lot No. 90 fronts 50 feet on the westerly side of 17th Avenue, South, and runs back between parallel lines and with the northerly margin of South Street, formerly Catron Street, 150 feet to an alley.

Being the same property conveyed to Hill and Range Songs, Inc. by deed from The Association for Guidance, Aid, Placement, Empathy, Inc. of record in Book 4366, page 275, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 9th day of July 1976

Affiant

My commission expires: 2-2-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 823 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 JERRY R. HUBBARD his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1976 taxes, a lien, but not yet due and payable

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said JERRY R. HUBBARD his (successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this seventh day of July, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JERRY R. HUBBARD

ABERBACH ENTERPRISES, LIMITED

BY: Joachim Jean Aberbach
Vice President

July 13, 1976

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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 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 ~~TENNESSEE~~ } New Mexico
COUNTY OF ~~DAVIDSON~~ } Santa Fe

Before me, Gail Kerr, *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~~ Aberbach Enterprises, Limited, *the within named bargainor, a corporation, and that* he *as such* Vice 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* Vice President

Witness my hand and seal, at office in Santa Fe, New Mexico, *this* 13th *day of* July, *19* 76

Gail Kerr *Notary Public*

NOTARY PUBLIC STATE OF NEW MEXICO

Commission expires May 11, 1980

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IDENTIF. REFERENCE

JUL 27 1 11 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

[illegible]

IDENTIF. REFERENCE

[illegible]

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238