Prepared by: James Nan Harwell
Harwell Bass & Martin, Sloan
Home Federal Bldg. 37219

WARRANTY DEED BOOK 5055 PAGE 561

Address of New Owner	Send Tax Bills to:	Map Parcel Number		
GML, Inc.		TRACT I	TRACT II	TRACT III
c/o Claude Hanks, Esq.	same	11D 02045	11D 02060	11D 05025
7751 Carondelet		Map 50-4	Map 50-4	Map 50-4
Clayton, Missouri 63105		Par. 15	Par. 14	Par. 17

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars cash in hand paid by the grantee hereunder named and other good and valuable considerations, the receipt of which is hereby acknowledged,

FORT KNOX MUSIC COMPANY, a joint venture composed of F & B Music, Inc. (a New York corporation) and Mike & Jerry Music, Inc. (a New York corporation), hereinafter called the grantor,

has this day bargained and sold, and does hereby transfer and convey unto

GML, INC., a Missouri corporation, hereinafter called the grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 53 and the northerly one-half of Lot No. 52 on the Map of M. M. Cunniff's Due West Valley Acres, in the 11th Civil District of said County, not of record and described as follows:

Beginning at a point on the easterly margin of Dickerson Pike, the common corner of Lots 53 and 54; said point being 104.15 feet south of the south margin of Due West Valley Road; thence with the line between said Lots 53 and 54 easterly 272.7 feet to a point in the center of a driveway and bridge, in the west line of Lot 55; thence with the westerly line of Lot 55, along the easterly line of Lots 52 and 53, southerly 150 feet to a point; thence westerly 230.3 feet to the easterly margin of Dickerson Pike; thence with the margin of the same, northerly 150 feet to the beginning.

Being the same property conveyed to Fort Knox Music Company, et al., by deed of record in Book 4559, page 8, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 51 and the southerly fifty feet of Lot No. 52 as shown on a survey of same made by George M. Watkins, Surveyor, dated July 18, 1951, in Due West Valley Acres, not of record.

Said Lot 51 and the southerly 50 feet of Lot 52 adjoin and front together 150 feet on the easterly side of State Highway No. 41 on Dickerson Road and run back 230.3 feet on the northerly side and 186.35 feet on the southerly side to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Fort Knox Music Company, et al.,

by deed of record in Book 4559, page 10, Register's Office for Davidson County, Tennessee.

TRACT III

Land in Davidson County, Tennessee, being Lot No. 55 on the map of Due West Valley Acres, not of record, in the Eleventh Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., surveyor, dated April 20, 1947 as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lot No. 54 being 297.55 feet east of Dickerson Pike; thence, southerly 360.98 feet to a point, which is 186.35 feet east of the east margin of Dickerson Pike; thence, easterly 101.05 feet to the corner of Lots Nos. 55 and 56; thence, with the line between said Lots, north 346.41 feet to the south margin of Due West Avenue; thence, with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Fort Knox Music Company by deed from O. J. Copus and wife, Lorene Copus, of record in Book 4723, Page 739, Register's Office for Davidson County, Tennessee, Fort Knox Music Company being erroneously identified in the aforesaid deed as Fort Knox Muxic Co., Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for the transfer is $200,000.

Subscribed and sworn to before me, this the 3rd day of August 1976.

My commission expires: May 9, 1979

(Affix Seal)

Affiant

Notary Public

This is improved property, TRACT I being known as 3561 Dickerson Road, TRACT II being known as 3557 Dickerson Road, and TRACT III being known as 1133 Due West Avenue, all in Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, its successors and assigns forever. It 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 except for an easement for a driveway and bridge for the joint use of Lots 53, 54 and 55, to which the northeast corner of Lot 53 is subject.

It further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to

said grantee, its successors and assigns, against the lawful claims of all persons.

Witness its hand as of the second day of August, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized representative as of said day and date.

FORT KNOX MUSIC COMPANY

By _____
Member of Management Committee

By _____
Member of Management Committee

F & B MUSIC, INC.

By _____
Attorney-in-fact

MIKE & JERRY MUSIC, INC.

By _____
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHNNY BIENSTOCK and LESTER BOLES with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be members of the Management Committee of FORT KNOX MUSIC COMPANY, the within named bargainor, a joint venture, and that they as such members of the Management Committee being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said joint venture by themselves as such members of the Management Committee.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of August, 1976.

IDENTIF. REFERENCE
AUG 9 4 01 PM '76
FELIX DELAPORTE REGISTER
DAVIDSON COUNTY, TENN.

D62450

Notary Public

RUTH WORSHAM NOTARY PUBLIC DAVIDSON COUNTY

Commission expires May 9, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EMERY W. HARPER with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney-in-fact of F & B MUSIC, INC. and MIKE & JERRY MUSIC, INC., the within named bargainors, corporations, and that he as such Attorney-in-fact being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the names of said companies by himself as Attorney-in-fact.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of August, 1976.

Notary Public

RUTH WORSHAM NOTARY PUBLIC DAVIDSON COUNTY

Commission expires May 9, 1979

AUG-9%	CONV	90,000.00		
AUG-9%	CONV	90,000.00		
AUG-9%	CONV	20,000.00		
AUG-9%	S'TAX		B* 520.00	
AUG-9%	PR'FEE		B* .50	
AUG-9%	W'DEED		B* 8.00	* 528.50