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WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY:
GOODPASTURE, CARPENTER AND WOODS
SUITE 1918, ONE COMMERCE PLACE
PHONE: 244-1024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cecil Scaife	Cecil Scaife	Map 104-4
(NAME)	(NAME)	
1014 17th Ave. South	1014 17th Ave. South	Parcel 136
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37212	Nashville, Tenn. 37212	F.B. 10W-5725
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty-Five Thousand and n0/100----------
----------($35,000.00)---------- *Dollars,*

CAPITOL INDUSTRIES-EMI, Inc. a New York Corporation
being the same corporation as Capitol Industries, Inc.,

has bargained and sold, and does hereby transfer and convey unto the said

Cecil Scaife and wife Sherytha P. Scaife

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Margaret R. Shields' Subdivision of Lots Nos. 5 and 6 in O. B. Hayes' Plan of Large Lots, as of record in Book 57, page 33, Register's Office for said County.

SAID Lot No. 20 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 162-1/2 feet, more or less, to an alley.

Being the same property conveyed to Capitol Industries, Inc. (the same corporation as Capitol Industries-EMI, Inc., a New York Corporation) by deed from Central Songs, Inc., of record in Book 4330, page 816, Register's Office for Davidson County, Tennessee.

OFFICIAL SEAL
LINDA YARNELL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 27, 1981

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 7th day of December 19 77

Affiant Charles H. Tillinghast

My commission expires: 11-27-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1014 17th Avenue, South, Nashville, Tennessee 37212
(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

Cecil Scaife and wife Sherytha P. Scaife

(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

Cecil Scaife and wife Sherytha P. Scaife

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this seventh *day of* December, *19* 77 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles H. Tillinghast, an authorized Officer

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California
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
Los Angeles

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* Charles H. Tillinghast *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* an authorized officer *of the* CAPITOL INDUSTRIES-EMI, Inc. *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* authorized officer.

Witness my hand and seal, at office in Hollywood, California *this* 7th *day of* December, *19* 77.

Linda Yarnell *Notary Public*

Commission expires 11-27-81

OFFICIAL SEAL
LINDA YARNELL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 27, 1981

10 CKV 35,000.00
10 S'TAX 91.00
10 STATE FEE .50
10 RECORDING FEE 6.00 * 97.50

WARRANTY DEED

FROM

Capitol Industries - EMI, Inc.
TO

Cecil Scaife and wife
Sherytha P. Scaife

E 45462

IDENTIF. REFERENCE

JAN 10 11 07 AM '78

RECORDED

Compliments of

Guaranty Title

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

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AFFIDAVIT

The undersigned Charles H. Tillinghast, affiant herein, being first duly sworn, makes oath as follows:

By deed dated May 6, 1969, certain real property in Davidson County, Tennessee, being Lot No. 20 on the plan of Margaret R. Shields' Subdivision of Lots No. 5 and 6 in O. B. Hayes' plan of Large Lots, of record in Book 57, page 33, was conveyed to Capitol Industries, Inc., a New York Corporation.

As an authorized officer of CAPITOL INDUSTRIES-EMI, Inc., I hereby affirm that CAPITOL INDUSTRIES-EMI, Inc. was formerly known as Capitol Industries, Inc. and that the corporation which received the property by deed of May 6, 1969, of record in Book 4330, page 816, Register's Office of Davidson County, is one and the same as the corporation which will be conveying the property to Cecil Scaife, by deed which will be recorded shortly hereafter.

Executed at Hollywood, California this 7th day of December, 1977.

Charles H. Tillinghast

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, Linda Yarnell, a Notary Public of the state and county aforesaid, personally appeared Charles H. Tillinghast, with whom I am personally acquainted, who upon oath acknowledged himself to be an authorized offider of CAPITOL INDUSTRIES-EMI, Inc., the within named bargainor, a corporation, and that as such, being authorized to do so, he executed the foregoing Affidavit for the purposes therein contained, by signing his name as authorized officer of the corporation.

Executed this 7th day of December, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-27-81

OFFICIAL SEAL
LINDA YARNELL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 27, 1981