EXHIBIT "A"

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THIS INSTRUMENT PREPARED BY E. BERRY HOLT, III ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CONTINENTAL RECORDING, INC. (NAME)	SAME (NAME)	Map 3
400 Tinnon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #11.1
Goodlettsville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty Thousand and No/100---------- ($30,000.00) --*DOLLARS*

Nashville City Bank and Trust Company *have bargained and sold, and by these presents do transfer and convey unto the said* Continental Recording, Inc., its successors *and* assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 as shown on an unrecorded survey of E. H. Garrott & Son, in May, 1962, and described according to said survey as follows:

BEGINNING at a point where the center lines of Tinnon Road and Ridge Hill Drive intersect; thence with the center line of said Ridge Hill Drive North 72° East 321 feet to a point in the center of said Drive where same crosses a branch; thence in a Southerly direction and passing an iron pin, 100 feet to a point in the center of a creek; thence with said creek and its meanders as follows: South 72° West 145.5 feet; South 88 ° West 60.6 feet; South 35° West 82.48 feet to a point in the center of Tinnon Road where same crosses said creek; thence with the center line of said road North 45° West 150.5 feet to the point of beginning.

BEING the same property conveyed to Nashville City Bank and Trust Company by Trustee's Deed dated July 21, 1977, from Davis H. Carr, Successor Trustee, of record in Book 5177, page 864, 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 $ 30,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of January, 19 78.

Notary Public

My commission expires: 8-2-80

[Affix Seal] JOHN MARSHALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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E 4 5 8 0 1

IDENTIF. REFERENCE

JAN 11 3 49 PM '78

JAN 11 78 CONV 30,000.00
JAN 11 78 S'TAX B* 78.00
JAN 11 78 PR'FEE B* .50
JAN 11 78 W'DEED B* 6.00 * 84.50

This is unimproved ( ) improved (X) property, known as 400 Tinnon Road, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Continental Recording, Inc., its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Continental Recording, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as of record.

And Grantor does assigns ~~do~~ *further covenant and bind* itself, its successors ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Continental Recording, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.* claiming by through or under it.

Witness my *hand this* 11th *day of* January, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nashville City Bank and Trust Co.

By: /s/ Richard Greenberg

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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* .....

.....

.....

the 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 .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the 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 ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JOAN MARSHALL, *a Notary Public of the State and County aforesaid, personally appeared* J. Richard Chambers, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Senior Vice President *of the* Nashville City Bank and Trust Co., *the within named bargainor, a corporation, and that* he *as such* Senior 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* Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 11th *day of* January, *19* 78.

JOAN MARSHALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Joan Marshall
Notary Public

Commission Expires August 2, 1981