BOOK 5246 PAGE 132

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steve D. Goldstein	Same	92-15
(NAME) % Greenvalley Music Store	(NAME)	#104
(STREET ADDRESS OR ROUTE NUMBER) 50 Music Square West	(STREET ADDRESS)	21W-1230
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---
Dollars,

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

DENA KAY BOWES, PEGGY A. ROBERTS and LEMUEL A. DILLARD, JR.

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

STEVE D. GOLDSTEIN
his

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being the easterly half of Lots Nos. 19, 20 and 21 on the Plan of Percy D. Maddin's Subdivision of certain lots in the Elliston Plan, in the 21st Ward of the City of Nashville, as of record in Book 57, page 139, Register's Office for said County.

Said part of Lots Nos. 19, 20 and 21 fronts 72 feet on the southerly side of State Street and runs back between parallel lines, with the westerly margin of an alley, 146 feet to the north line of Lot No. 18 on said plan.

Being the same property conveyed to Cora Dillard and Dena Kay Bowes by deed from S. H. Cooper and wife, Katie B. Cooper, of record in Book 2154, page 543, said Register's Office, the said Cora Dillard having since died, and Peggy A. Roberts and Lemuel A. Dillard, Jr. being the only heirs-at-law. 65,000.00

JAN25 78 S'TAX B* 169.00
JAN25 78 PR'FEE B* .50
JAN25 78 W'DEED B* 4.00 * 173.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 23rd day of January 19 78

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2205 State Street (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

STEVE D. GOLDSTEIN
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 1978 taxes; plan of record in BK. 57, p. 139

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* STEVE D. GOLDSTEIN
his

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

Witness our hands this 18th 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.*

Dena Kay Bowes
X Dena Kay Bowes

Peggy A. Roberts
Peggy A. Roberts

Lemuel A. Dillard, Jr.
X Lemuel A. Dillard, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Pam Edwards, a Notary Public in and for said County and State, Peggy A. Roberts and Lemuel A. Dillard, Jr.

the within named bargainorS., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 20th day of January, 19 78

Pam Edwards, Notary Public

Commission expires Sept. 8, 1981

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dena Kay Bowes, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 12th day of January, 1978.

Dena Kay Bowes
DENA KAY BOWES

Barbara A. Chittenden
NOTARY

My Commission Expires:
JULY 22, 1981

OFFICIAL SEAL
BARBARA A. CHITTENDEN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JUL 22, 1981

WARRANTY DEED

FROM
Dena Kay Bowes, et al

TO
Steve D. Goldstein

E 47498

IDENTIF. REFERENCE

JAN 25 2 35 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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