Prepared by: Rick M. Johnson
Suite 1112 Parkway Towers
Nashville, Tennessee

WARRANTY DEED (CORPORATE FORM)

BOOK 5296 PAGE 850

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. T. V. Music Corporation (NAME)	S. A. M. E. (NAME)	104-4
1217 16th Ave South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	217
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	22/1340

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND & NO/100 DOLLARS ($200,000.00) *Dollars,*

Cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt of which is hereby acknowledged,

SHORTY LAVENDER TALENT AGENCY, INC., A TENNESSEE CORPORATION

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

A. T. V. MUSIC CORPORATION

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,* Two tract of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being part of Lot No. 30 in the O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County.

SAID part of said Lot No. 30 begins in the westerly margin of 16th Avenue South, formerly Belmont Avenue, 110 feet southwardly from the line between Lots 23 and 30 on said plan; thence with the westerly margin of said Avenue southwardly 56-1/2 feet; thence at right angles westwardly 152-1/4 feet, more or less, to the easterly margin of an alley; thence with said alley northwardly 56-1/2 feet to a point 110 feet southwardly from the line between said Lots 23 and 30; thence eastwardly 152-1/4 feet, more or less to the beginning.

TRACT NO. 2: Being the southerly 55 feet of the northerly 110 feet of theeasterly part of Lot No. 30 on the Map of O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County.

SAID PART of said Lot fronts 55 feet on the westerly side of 16th Avenue South and runs back between parallel lines 152.25 feet, more or less to an alley.

BEING the same property conveyed to Shorty Lavender Talent Agency, Inc., a Tennessee Corporation by deed from Harold Hitt and wife, Joan B. Hitt; and Daniel D. Hoffman and wife, Peggy Hoffman of record in Book 4871, page 439, 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 $ 200,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of June 19 78.

My commission expires: 2-5-79 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 1217 16th 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

A.T.V. Music Corporation

Its *(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

A. T. V. Music Corporation

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

Witness my *hand* this 9th *day of* June, 19 78 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vice - Pres.

BOOK 5290 PAGE 851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of September, 1978.

[illegible] Notary Public

Commission expires 7-30-79

JOHNSON PUBLIC RICHARD DAVIDSON

JUN-9 78	CONV	90,000.00				
JUN-9 78	CONV	90,000.00				
JUN-9 78	CONV	20,000.00				
JUN-9 78	S'TAX		B*	520.00		
JUN-9 78	PR'FEE		B*	.50		
JUN-9 78	W'DEED		B*	4.00	*	524.50

WARRANTY DEED

FROM

SHORTY LAVENDER ET AL

TO

A.T.V. MUSIC CORPORATION

E 7 0 3 5 8

IDENTIF. REFERENCE

JUN 9 4 18 PH '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE