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THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bills to:	Map-Par Nos.
Commerce Union Bank One Commerce Place Nashville, TN 37239	Commerce Union Bank One Commerce Place Nashville, TN 37239	144-9 Par 14 144-9 Par 15 Ts

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, including the foregiveness of the Grantee of the indebtedness owed to it in the amount of Fifty Thousand and no/100 Dollars ($50,000.00), said indebtedness being secured by the lien of a deed of trust on the property conveyed herein of record in Book 4785, page 652, Register's Office of Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, New Keys Music, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Commerce Union Bank, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 2 and 3 on the Plan of Chickering Woods, as of record in Book 3842, page 105, Register's Office for said County, described as follows:

Beginning on the south boundary of the Subdivision at the corner of Lots Nos. 1 and 2; thence with the line between said Lots, north 1° 41' 51" east 50 feet; thence south 88° 18' 09" east 83.10 feet; thence north 0° 50' 31" east 304.94 feet; thence along the north line of Lots Nos. 2 and 3, south 89° 09' 29" east 704.73 feet to the northeast corner of Lot No. 3; thence along the east boundary of Lot No. 3, south 2° 25' 12" east 366.36 feet; thence along the south line of Lots Nos. 2 and 3, north 88° 18' 09" west 809.50 feet to the beginning, containing 6.010 acres more or less.

Being the same property conveyed to New Keys Music, Inc., by deed from Key Talent, Inc., of record in Book 4785, page 648, Register's Office for Davidson County, Tennessee.

This is improved (unimproved) property, known as CHICKERING WOODS ESTATES

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, and Grantor does covenant with the said Grantee 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. And Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 21 day of June, 1978.

NEW KEYS MUSIC, INC.

BY J. Irving Key
Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, Ruth Hass, a Notary Public within and for the State and County aforesaid, personally appeared J. Irving Key, with whom I am personally acquainted and who upon his oath acknowledged

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himself to be the Chairman of the Board of the New Keys Music, Inc., the within named bargainor, a corporation, and that he as such Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chairman of the Board.

WITNESS my hand and official seal at office at Nashville Tennessee, this the 21 day of June, 1978.

Anna W Ross
NOTARY PUBLIC

My Commission Expires: 2-16-81

WILLIAM ROSS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this conveyance is $ 50,000.00.

Affiant

Sworn to and subscribed before me
this 21 day of June, 1978.

Anna W Ross
NOTARY PUBLIC

My Commission Expires: 2-16-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 72688

IDENTIFICATION REFERENCE

JUN 22 2 07 PM '78

FELIX Z. WHITE REGISTER DAVIDSON CO. TENN.

JUN22⁰⁰	CONV	50,000.00			
JUN22⁰⁰	S'TAX		B*	130.00	
JUN22⁰⁰	PR'FEE		B*	.50	
JUN22⁰⁰	W'DEED		B*	4.00	* 134.50