BOOK 5302 PAGE 99

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Commerce Union Bank One Commerce Place Nashville, TN 37239	Commerce Union Bank One Commerce Place Nashville, TN 37239	93-13-140 93-13-141.2

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 2-16-81

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other valuable consideration, including the forgiveness of the Grantee of the indebtedness owed to it in the amount of One Hundred Thirty-Six Thousand Five Hundred and no/100 Dollars ($136,500.00), said indebtedness being secured by the liens of deeds of trust on the property conveyed herein, of record in Book 4785, page 650, and Book 5083, page 796, 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, all of its interest in certain real estate in Davidson County, Tennessee, as follows, to-wit:

TRACT NO. I: Being Lot No. 15, in the O. B. Hayes Plan of Lots in the City of Nashville, Davidson County, Tennessee, which plan is of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 15 fronts 50 feet on the westerly line or side of 16th Avenue South, formerly Belmont Avenue, and extends back westwardly between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Newkeys Music, Inc. by deed from Grant W. Smith, Trustee, of record in Book 4636, page 733, Register's Office for Davidson County, Tennessee, the said Newkeys Music, Inc. being the same corporation as New Keys Music, Inc.

TRACT NO. II: Being Lot No. 16 on the Map of O. B. Hayes Addition to Nashville, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 16 fronts 50 feet, more or less, on the West side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 151 feet, more or less, to an alley and is City No. 807 - 16th Avenue South.

Being the same property conveyed to Newkeys Music, Inc. by deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4336,

page 33, Register's Office for Davidson County, Tennessee.

This is improved (unimproved) property known as 29 Music Square East, Nashville, TN 37203 AND 31 Music Square East

TO HAVE AND TO HOLD the said tracts or parcels 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, has a good right to convey it, and the same is unencumbered, except for any prior liens of record in the Register's Office for Davidson County, Tennessee, including a first mortgage securing an indebtedness having a principal balance of $52,718.02 together with unpaid interest in the amount of $826.46. 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 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. Kenny Key

F72689

JUN 22 2 08 PM '78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 2-16-81

JUN22 78	CONV	90,000.00	34,500.00		
JUN22 78	CONV	46,500.00			
JUN22 78	S'TAX		B* 354.90		
JUN22 78	PR'FEE		B* .50		
JUN22 78	W'DEED		B* 4.00	*	359.40