** LIMITED
# WARRANTY DEED

BOOK 5357 PAGE 742

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Rogers	~~Same~~ Al Mifflen	TR.I - 93-13;140
(NAME) 9401 Wilshire Suite 700	(NAME) 1508 16th Ave So	TR.II - 93-13;141
(STREET ADDRESS OR ROUTE NUMBER) Los Angeles Calif 90212	(STREET ADDRESS) Nashville, Tenn. 37212	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Rogers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

It is understood and agreed that Grantee will assume the indebtedness secured by a deed of trust of record in Book 4651, page 629, Register's Office for Davidson County, Tennessee, payable to Administrator of Small Business Administration.

**All warranties of Commerce Union Bank herein contained are expressly limited to that period of time after which Commerce Union Bank acquired title to the hereinafter described property.

The property described in Exhibit A attached hereto is subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 29 and 31 Music Square East, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of October, 1978

ATTEST: Melanie A. Carter

BY: James R. Kellam

James R. Kellam, III,
Vice-President

COMMERCE UNION BANK

BY: R Booth Chapman

R. Booth Chapman, Vice-President

STATE OF _____)

COUNTY OF _____)

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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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Melanie A. Carter, a Notary Public within and for the State and County aforesaid, personally appeared R. Booth Chapman and James R. Kellam, III with whom I am personally acquainted and who upon their several oaths) acknowledged (himself, themselves) to be the Vice-President and Vice-President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Vice-President and Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. Booth Chapman as such Vice-President, and attesting the same by the said James R. Kellam, III as such Vice-President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 27th day of Oct., 1978

My Commission Expires: Oct. 18, 1981

Melanie A. Carter
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM
Commerce Union Bank, a Tennessee banking corporation

TO
Kenneth Rogers

E 97464

IDENTIF. REFERENCE

OCT 31 9 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

OCT 31 78	CONV	90,000.00	172,500.00	
OCT 31 78	CONV	82,500.00		
OCT 31 78	S'TAX		B* 448.50	
OCT 31 78	PR'FEE		B* .50	
OCT 31 78	W'DEED		B* 6.00	* 455.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 172,500.00

Subscribed and sworn to before me this 27th day of Oct., 1978

My Commission Expires: Oct. 18, 1981

Melanie A. Carter
Notary Public

NOTARY PUBLIC

EXHIBIT A

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.

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.

TRACT NOS. I AND II being the same property conveyed to Commerce Union Bank, by deed from New Keys Music, Inc., of record in Book 5302, page 99, Register's Office for Davidson County, Tennessee.