THIS INSTRUMENT PREPARED BY: Barksdale, Whaley, Gilbert, Frank, Ludwick & Milom
13th Floor Third National Bank Building, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5560 PAGE 789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PI-GEM MUSIC, INC. (NAME)	Same (NAME)	Map 93-13
P.O. Box 40984 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 138
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10W-05220

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY ---------- THOUSAND AND NO/100---------- *Dollars,*

Owen Bradley and Harold Bradley, as tenants in common,

have this day bargained and sold, and do hereby transfer and convey unto the said PI-GEM MUSIC, INC., its

(successors), ~~XXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of O. B. Hayes' Small Lots, as of record in Plan Book 1, Page 69, Chancery Court Clerk's Office for said County.

SAID LOT NO. 13 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont or Bellemain Avenue, and runs back between parallel lines with the southerly margin of Hawkins, formerly Clay or Elizabeth Street, 151 feet more or less, to an alley.

BEING PART OF THE PROPERTY conveyed to Hermitage Health and Life Insurance Company, a Tennessee Corporation, by deed from Oliver A. Smith, Jr., and Wife, as of record in Book 2992, Page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Owen Bradley and Harold Bradley by Hermitage Health & Life Insurance Company, a Tennessee Corporation, by Warranty Deed dated April 27, 1962, recorded in Book 3375, Page 186, 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 $ 190,000.00

Subscribed and sworn to before me, this the 29th day of January 1980

Affiant

My commission expires October 15, 1983 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 25 Music Square East 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 Owen Bradley and Harold Bradley, as tenants in common, their *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Pi-Gem Music, Inc., its *(successors), ~~XXX~~ and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 28TH *day of* JANUARY, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Owen Bradley

Harold Bradley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Record R. Crews, *a Notary Public in and for said County and State,* Owen Bradley and Harold Bradley

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* 28th *day of* January, *19* 80.

Record R. Crews
Notary Public

Commission expires Oct. 15, 1983

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 .....

9899 01/29 503.50- CHECK

F 74280

IDENTIF. REFERENCE

JAN 29 3 55 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5560 PAGE 791

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

190000.00- CO
494.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 500.50-
9899A01/29/80 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 4 2 8 0

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IDENTIFICATION REFERENCE

JAN 29 3 55 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 739325