This instrument prepared by
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THOMAS H. WATTS	Same	Map. No. 43-16
(NAME)	(NAME)	Parcel Nos. 38-39
2704 Fairfax Avenue		Field Book Nos.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D50405 and
Nashville, Tenn. 37212		11D50410
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Ten ($10)

cash in hand paid by Thomas H. Watts, and other good and valuable Dollars consideration, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the said Thomas H. Watts of the mortgage balance owing on the property herein conveyed in the principal amount of $17,761.56 as evidenced by deed of trust executed by Capitol City Music Co., Inc., to H. Phillip Sadler, Trustee, of record in Book 4740, page 449, Register's Office of Davidson County, Tennessee, to secure a note payable to Lillie K. Bohannon, Capitol City Music Co., Inc., (hereinafter "Grantor"),

has

~~XXX~~ this day bargained and sold, and do hereby transfer and convey unto the said Thomas H. Watts, his

~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lots Nos. 4 and 5 of Block "A" on the Revised Plan of Myatt-Eagan Subdividion, of record in Book 1424, page 107, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Old Hickory Boulevard and run back, 243 feet on the easterly line of Lot 4 and 245.4 feet on the westerly line of Lot 5 to a dead line, which is a broken line, measuring 80 feet thereon.

Included in the foregoing description, but expressly excluded from this conveyance is the following described property which was condemned for highway purposes in the Third Circuit Court, a copy of the decree being of record in Book 4218, page 410, Register's Office for said County:

BEGINNING at a point in L. T. Bohannon's southeast property corner, said point being also in the north margin of Old Hickory Boulevard; thence running westerly 100 feet around a slight curve to the right; thence running northerly 104 feet, more or less, along Bohannon's westerly boundary line to a point; thence running southeast with a radius of 581.20 feet, 95 feet, more or less, to a point on Bohannon's easterly boundary line; thence running southeast 98 feet, more or less; along Bohannon's easterly boundary line back to the point of beginning; containing 0.22 acres, more or less, and being part of the property conveyed to L. T. Bohannon, et ux, Lillie K. Bohannon, by deed from Bess Jones Climer, a widow, as of record in Book 2481, page 331, Register's Office, Davidson County, Tennessee.

TRACT NO. 2: Being the rear part of Lot No. 3, Block "A" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for said County, described as follows:

BEGINNING in the line between Lots Nos. 2 and 3, 96 feet northwest of the northerly margin of Old Hickory Boulevard; thence northwesterly with the line between said lots, 140.7 feet; thence westerly along the rear of Lot No. 3, Block "A", 40 feet to the common rear corner of Lots Nos. 3 and 4; thence southeasterly with the line between Lots Nos. 3 and 4, 145 feet to a point, 98 feet northwest of the northerly margin of Old Hickory Boulevard; thence easterly 50 feet to the point of beginning.

The foregoing Tracts 1 and 2 being a part of the same property conveyed to Capitol City Music Company, Inc., by deed from H. Phillip Sadler, Trustee, as of record in Book 4740, page 437, 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 $64,828.33

Subscribed and sworn to before me, this the 10th day of July 1980

Affiant

My commission expires: 10/12/81 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved ( ) property, known as 91 Van Diver Drive, Madison, Tennessee 37115 (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

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Thomas H. Watts, his

XXXXX (Successors),

heirs and assigns forever Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1980 taxes, the aforesaid deed of trust, any easements, access restrictions and set back lines of record, and the rights of tenants in possession.

Grantor *further covenants and binds* itself, its successors and assigns ~~XXXXXXXXXXXX~~ *to warrant and forever defend the title to said real estate to said* Thomas H. Watts, his

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.* , except as stated above.

Witness ~~XXX~~ *this* 10th *day of* July, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CAPITOL CITY MUSIC CO., INC.

By _____ Vice Pres.
(Title)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named 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.....Tennessee, this .....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, James R. Cheshire, III, a Notary Public of the State and County aforesaid, personally appeared Kenneth S. Burke, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Sec.-Treas. of the Capitol City Music Co., Inc., the within named bargainor, a corporation, and that he as such Sec.-Treas., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sec.-Treas.

Witness my hand and seal, at office in Nashville, this 10th day of July, 19 80.

James R. Cheshire, III, Notary Public

Commission expires 10/18/81

JAMES R. CHESHIRE, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F 97-280

RUSH

IDENTIF. REFERENCE

JUL 11 3 36 PM '80

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CAPITOL CITY MUSIC CO., INC.

TO

THOMAS H. WATTS

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S.W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			64828.31- CO	
			168.48 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	177.98-
9184A07/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 97.280

A

T

IDENTIF. REFERENCE

JUL 11 3 36 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 767490