BOOK 5635 PAGE 154

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Studio Associates, a partnership (NAME)	Studio Associates (NAME)	104-4
8 Music Square W (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	106
Nash. TN 37203 (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, ~~XXX~~ I, Alan Mel Cartee, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Studio Associates, a Tennessee Partnership composed of Larry Butler and Larry Butler Productions, Inc.

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:

Being Lot No. 1 on the Plan of the Resubdivision of Tract No. 17, on the Plan of O. B. Hayes Large Lots, "Rokeby", as of record in Book 4885, page 15, Register's Office for said County.

Said Lot No. 1 fronts 97 feet on the west side of 17th Avenue South, and extends back 150 feet, more or less, on the north line and 150 feet, more or less, on the south line, to the east side of an alley measuring 97.0 feet thereon.

Being the same property conveyed to Alan Mel Cartee, unmarried, by deed from Lincoln W. Moman and wife, Toni Wine Moman and William D. Killen, unmarried, of record in Book 5221, page 747, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1980 Metropolitan Government taxes, which have been prorated.
2. 1979 Metropolitan Government taxes.
3. 1978 Metropolitan Government taxes.
4. Deed of trust of record in Book 5221, page 749, said Register's Office.
5. Deed of trust of record in Book 5221, page 754, said Register's Office.
6. Financing statement of record in Book 5221, page 752, said Register's Office.
7. The Plan of record in Book 4885, page 15, said Register's Office.

unimproved ( )
This is improved (XX property, known as 1111 17th Avenue, South, Nashville, Tennessee 37212
(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 8th day of August, 19 80

Alan Mel Cartee

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, James R Kelley, a Notary Public in and for said County and State, the within named Alan Mel Cartee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 1980

Commission Expires: 1-15-83

James R Kelley
Notary Public

JAMES R. KELLER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM Alan Mel Cartee, an unmarried person

TO Studio Associates, a Tennessee Partnership composed of Larry Butler and Larry Butler Productions, Inc.

G 0. 1. 6 6 6

IDENTIF. REFERENCE

AUG 8 4 21 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 350,000.00.

Subscribed and sworn to before me this 5 day of August, 19 80

My Commission Expires: 1-15-83

Notary Public

JAMES R. KELLER NOTARY PUBLIC DAVIDSON COUNTY

1691

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5635 PAGE 156

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
			350000.00-	CO
			910.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	916.50-
4691	A	08/08/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01666
1
Davidson Cty
8-8-4218 m 80
Deed & Deed of Trust #
12e9
Lee Co
Inc

No. 772804