FILE BOX #2

WARRANTY DEED

BOOK 5641 PAGE 215

FROM MUSIC ROW INVESTMENTS, a partnership composed of Richardson R. Lynn and Michael S. Kestner

ADDRESS NEW OWNER(S) AS FOLLOWS:	ROBERT F. HALL 5353 Green Valley Court Nashville, TN. 37220	
SEND TAX BILLS TO:	Fidelity Federal Savings & Loan Association 4th and Union Streets Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, TRUSTEE 65 MUSIC SQUARE EAST NASHVILLE, TENNESSEE 37203	**MAP-PARCEL NOS:** 104-4-118 10W-6090

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,067.22 **Affiant** Robert F. Hall

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 1980 **DATE**

NOTARY PUBLIC — COMMISSION EXPIRES 5-15-82

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND 00/100 ($10.00) **DOLLARS**

cash in hand paid by ROBERT F. HALL, and other good and valuable consideration, the receipt of which is hereby acknowledged, including agreement by the said Robert F. Hall to assume and pay the balances outstanding on those certain indebtednesses evidenced by: (1) Deed of trust dated 8-2-77 of record in Book 5179, Page 602, Register's Office for Davidson County, Tennessee, securing to Fidelity Federal Savings & Loan Association one note in the original amount of $25,500.00; (2) Deed of trust dated 12-3-79 of record in Book 5539, Page 199, said Register's Office, securing to Charles L. Graham, et al one note in the original amount of $38,000.00, payable, respectively according to the terms and conditions therein stated;
MUSIC ROW INVESTMENTS, a partnership composed of Richardson R. Lynn and Michael S. Kestner, as **GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said** ROBERT F. HALL, unmarried

GRANTEE, **their (his, her, its) heirs, successors and assigns,**

a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows, to wit:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of Criddle & Scruggs' Subdivision of Lot No. 7 in O. B. Hayes' Addition, as of record in Book 57, Page 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Music Row Investments, a partnership composed of Richardson R. Lynn and Michael S. Kestner, by deed from Charles L. Graham, Rebecca M. Graham and James A. Graham, of record in Book 5539, Page 196, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to taxes for the year 1980 and subsequent years.

unimproved ( )
This is improved (X) property, known as 1019 17th Avenue South, Nashville, Tennessee 37203
Number Street City State 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 ROBERT F. HALL ..... his heirs, successors and assigns, forever.

AND we do covenant with the said ROBERT F. HALL ..... 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 except of record.

AND the undersigned GRANTOR do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said ROBERT F. HALL ..... his heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 20th day of August, 1980

Richardson R. Lynn By David F. Lynn, atty in fact — Michael S. Kestner

RICHARDSON R. LYNN
by David F. Lynn, his attorney in fact
by Power of Attorney of record in
Book 5641, Page 214, RODCT.

MICHAEL S. KESTNER

(STATE OF TENNESSEE ; COUNTY OF DAVIDSON) (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named MICHAEL S. KESTNER

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 20 day of August 1980

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of Aug., 1980, before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared DAVID F. LYNN, to me known to be the person who executed the foregoing instrument on behalf of RICHARDSON R. LYNN, and who acknowledged that he executed the same as the free act and deed of said RICHARDSON R. LYNN

Witness my hand and official seal at Nashville, Tennessee

this 20 day of August, 1980

My Commission Expires:

8-18-81

Notary Public

[Affix Seal]

FILED
AUG 22 3 28 PM '80
DAVIDSON COUNTY, TENN.
FELIX A. WILSON, REGISTER

IDENTIF. REFERENCE

60 3960

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5641 PAGE 217

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
			71067.22- CO	
			184.86 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	191.36-
7572A08/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03960

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IDENTIF. REFERENCE

AUG 22 3 28 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 775587