FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000

Joe Tarpley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August 1981.

Peggy S. Sherrill
Notary Public

MY COMMISSION EXPIRES: 1/25/84
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Country Music Foundation, Inc. (NAME)	SAME (NAME)	Map 93-13
4 Music Square East (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 239, 240
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	& 241

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~~ I, J. WILLIAM DENNY, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COUNTRY MUSIC FOUNDATION, 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:

RACT I: Land in Davidson County, Tennessee, in the 8th Ward, and being 1502 & 1504 igler Street, now Music Circle North, described as follows:

eginning at a point in the northerly margin of Sigler Street, being the southwest corner of he property conveyed to Stu Phillips and wife, Aldona Phillips, by deed of record in Book 531, page 587, said Register's Office; thence eastwardly along the northerly margin of Sigler treet, 39.5 feet to the beginning of a curve; thence around said curve, 15.48 feet to a point n the westerly margin of Fifteenth Avenue, South; thence northwardly along the westerly margin f said Fifteenth Avenue, South 155.1 feet to the beginning of a curve; thence around said urve a distance of 15.90 feet to a point; thence westwardly 7.3 feet to a point; thence northwardl .4 feet to a point; thence westwardly 36 feet to a point; thence southwardly 183.5 feet to the oint of beginning.

eing the same property conveyed to J. William Denny, Trustee, with full power to mortgage, ell transfer, and convey without the joinder of any beneficiary by deed from Stu Phillips and ife, Aldona Phillips of record in Book 4710, page 944, Register's Office for Davidson County, ennessee.

RACT II: A lot of land on the north side of Sigler Street, now Music Circle North, in the ity of Nashville, adjoining Lot No. 10 in the L. H. Lanier, Jr.'s Subdivision, as of record in ook 57, page 157, said Register's Office, said lot in question being described as follows:

eginning at a point on the north margin of Sigler Street, at the southeast corner of said Lot o. 10; thence along the east line of said Lot 10, north 173.5 feet to the southerly margin of private alley as laid out by J. A. Cartwright, and others, by agreement of record in Book 32, page 306, said Register's Office; thence easterly, along the margin of said alley, 50 eet; thence southerly 173.5 feet to the north margin of Sigler Street, thence with the margin f said Street, westerly 50 feet to the beginning.

eing the same property conveyed to J. William Denny, Trustee, by deed from First American ational Bank of Nashville of record in Book 5421, page 235, Register's Office for Davidson ounty, Tennessee.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is { unimproved ( ) / improved ( ) } property, known as 1502, 2 and 4 Music Circle North, Nashville, Tennessee
(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 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 12th day of August, 19 81

J. William Denny, Trustee
J. William Denny, Trustee

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peggy S. Sherrill, a Notary Public in and for said County and State, the within named J. William Denny, Trustee, with full power

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 12 day of August 19 81

Commission expires 7/21/84

Peggy S. Sherrill
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
J. William Denny, Trustee

TO
Country Music Foundation, Inc.

G 55580

IDENTIF. REFERENCE

AUG 18 8 38 AM '81

FEE & REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

08/18 396.50- CHECK

2775

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			150000.00- CO	
			390.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 396.50-	
			2775A08/18/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G55580

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IDENTIF. REFERENCE

AUG 18 8 36 AM '81

FELIX Z. WILSON IS REGISTER
DAVIDSON COUNTY, TENN.

No. 838450