Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

OFFICIAL RECEIPT

WARRANTY DEED

BOOK 5870 PAGE 725

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Songs of America, Inc.	same	104-4
(NAME) 1708 Grand Avenue	(NAME)	#69
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	10W-2330
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

DAVID KENT and wife, LORAINNE KENT

have this day bargained and sold, and do hereby transfer and convey unto the said

SONGS OF AMERICA, INC.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lots Nos. 102 and 103, and the easterly 50 feet of the westerly 100 feet of the southerly 40 feet of Lot No. 104 on O. B. Hayes' Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Grand Avenue, formerly Hayes or Central Street, 50 feet easterly from the easterly margin of 18th Avenue, South, formerly Lamar Street or Shields Avenue; thence with the northerly margin of Grand Avenue, easterly 50 feet; thence northerly parallel with 18th Avenue, 140 feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 50 feet; thence southerly 140 feet to the beginning.

Being the same property conveyed to David Kent by deed from Harold Ray Ragsdale, of record in Book 5130, page 364, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 322,500.00

Subscribed and sworn to before me, this the 7th day of April, 1982

Affiant

My commission expires: 1/20/85 (Affix Seal)

Notary Public

This is ( ) unimproved ( ) improved (X) property known as 1708 Grand Avenue, 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 thereto belonging, to the said Grantees 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, except for 1982 taxes; plan of record in Plan Bk.1,p.69,Chancery Court at Nashville

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 7th *day of* April, 19 82 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David Kent

Loraine Kent by David Kent Attorney in Fact

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5870 PAGE 726

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* David Kent and wife, ~~Lorainne Kent~~

*the within named bargainor*s, *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 7th *day of* April, *19*82.

Notary Public

Commission expires 1/20/85

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 .....

APR 7 2 54 PM '82
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

68.62.93

IDENTIF. REFERENCE

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 1982, before me personally appeared David Kent, to me known to be the person who executed the foregoing instrument in behalf of Lorainne Kent and acknowledged that he executed the same as the free act and deed of said Lorainne Kent, pursuant to his authority under that Power of Attorney attached hereto as Exhibit "A".

Witness my hand and seal at office in Nashville, Tennessee, this 7th day of April, 1982.

Notary Public
My Commission Expires: 1/20/85

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM
David Kent et ux

TO
Songs of America, INc.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

EXHIBIT A

STATE OF LOUISIANA

PARISH OF CADDO

BOOK 5870 PAGE 727

POWER OF ATTORNEY

Before me, the undersigned authority, personally came and appeared Loraine Jordan Kent, wife of David Kent, a resident of Shreveport, Parish of Caddo, Louisiana, who states that she hereby grants to David Kent, her husband, a resident of Shreveport, parish of Caddo, Louisiana, full power of attorney to execute on her behalf each and every deed, document or other necessary transcription for the purpose of transferring title to The Sound Lab, being a recording studio facility located in Nashville, Tennessee. She states further that she understands that she is empowering and authorizing said David Kent to act in her stead with full authority as if she were present and executing all such documents.

STATE OF LOUISIANA
COUNTY OF CADDO

Loraine Jordan Kent
LORAINE JORDAN KENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loraine Jordan Kent, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes thereon contained.
Witness my hand and official seal at Caddo, Louisiana, this 6th day of April, 1982.

Ann T. Braxton
NOTARY PUBLIC

ANN T. BRAXTON Notary Public
Caddo Parish, Louisiana
My commission is for Life

CADDO PARISH, LA. FILED

Diane Shepherd (WITNESS)

Sammy Boytim (WITNESS)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5870 PAGE 728

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
			325000.00- CO	
			838.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	848.00-
			086CA04/07/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8. 6. 2. 9. 3.

IDENTIF. REFERENCE

APR 7 2 54 PM '82

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

No. 875058