This instrument prepared by:
Boult, Cummings, Conners & Berry,
21st Floor, First American Center,
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

BOOK 5087 PAGE 307

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank & Trust Co. 315 Union St. Nashville, TN 37201	Same	104-469 10W 2330
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WHEREAS, Songs of America, Inc., by Deed of Trust dated April 7, 1982, transferred and conveyed to John B. Hardcastle, Trustee, the property hereinafter described (said Deed of Trust being of record in Book 5870, page 729, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, said Deed of Trust, pursuant to the power and authority contained therein (said Appointment of Successor Trustee being of record in Book 6066, page 124, said Register's Office); and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose said Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions as they are expressly waived in said Deed of Trust, at twelve o'clock (noon), July 1, 1983, at the Davidson County Courthouse, Nashville, Tennessee when and where Nashville City Bank and Trust Co. (hereinafter "Grantee"), became the last and

highest bidder for cash at the price of One Hundred Thousand and No/100 Dollars, ($100,000.00).

NOW, THEREFORE, John E. Murdock III, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby conveys to the said Grantee and the Grantee's heirs or successors and assigns, the land sold as aforesaid, said land being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

John E. Murdock III, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

IN WITNESS WHEREOF, John E. Murdock III, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 1st day of July, 1983.

John E. Murdock III, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

BOOK 6087 PAGE 319

COUNTY OF DAVIDSON

Personally appeared before me, Vera J. Thomas a Notary Public in and for said County and State, the within named John E. Murdock III, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1983.

Vera J. Thomas
Notary Public

VERA J. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 2/23/85

(Commission transferred to Davidson County from Washington County, Tennessee, effective 1/18/82).

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Ronnie W. Cothron
AFFIANT

Subscribed and sworn to before me this 1 day of July, 1983.

Vera J. Thomas
Notary Public

VERA J. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 2/23/85

(Commission transferred to Davidson County from Washington County, Tennessee, effective 1/18/82).

H 57694

IDENTIF. T REFERENCE

JUL 1 2 33 PM '83

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

RUSH

jemsongsam

EXHIBIT "A"

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 Songs of America, Inc. by deed from David Kent and wife, Lorainne Kent, of record in Book 5870, page 725, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6087 PAGE 320

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
			100000.00- CO	
			260.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	269.50-
8705A07/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 57694

IDENTIF. REFERENCE

JUL 1 2 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960526