WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 5378 PAGE 710

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/M Stephen R. Lorenz M/M Geoffrey R. Lorenz (NAME)	New Owner (NAME)	19-13
40 Music Square East (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	157
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W-4870

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, N.E.T. PROPERTIES, a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN R. LORENZ and wife MARILYN LORENZ, GEOFFREY R. LORENZ and wife, NIEL LORENZ

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I. Land in Davidson County, Tennessee, being the south one-half of Lot No. 57 in John Sigler's Plan of Lots in West Nashville, of record in Plan Book 1, page 4, Chancery Court for said County.

Said part of Lot No. 57 fronts 43 feet on the easterly side of 16th Avenue South and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to N.E.T. Properties, a Partnership composed of Mike Spence, David Kinney and Joseph Pinter, by deed from Floyd Cramer, Jr. and Thomas G. Martin, of record in Book 5906, page 422, Register's Office for said County.

TRACT II: Land in Davidson County, being the northerly one-half of Lot No. 57 on the Plan of Siglers Plan, of record in Plan Book 1, page 4, Office of Chancery Court Clerk for said County.

Said part of Lot No. 57 fronts 43 feet on the easterly margin of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue, formerly Hays Street, and extends back between parallel lines 168.0 feet to an alley.

Being the same property conveyed to Michael Payne Spence and Joseph Pinter by installment deed from Jerry D. Chestnut of record in Book 5777, page 92, Register's Office for said County. By quitclaim deed of record in Book 5981, page 229, said Register's Office, as corrected in Book 6025, page 156, and rerecorded in Book 6156, page 23, said Register's Office, both Tracts I and II were vested in N.E.T. Properties, a Tennessee General Partnership composed of Mike Spence, David Kinney and Joseph Pinter.

This conveyance is made subject to 1984 Taxes, which have been prorated and assumed by the Buyer(s).

unimproved ( )
This is improved(XX) property, known as 40 Music Square East Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of September, 1984

N.E.T. PROPERTIES

BY: Mike Spence, Partner

BY: David Kinney, Partner

BY: Joseph Pinter, Partner

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

FILED FOR RECORD
SEP 11 10 26 AM '84
FELIX A. HUDSON, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I 4 8 6 5 8

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MIKE SPENCE, DAVID KINNEY and JOSEPH PINTER, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be partners of N.E.T. PROPERTIES, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of September, 1984.

NOTARY PUBLIC

My Commission Expires: 1-19-86

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 347,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 1984

MY COMMISSION EXPIRES: 1-19-86 (AFFIX SEAL)

Notary Public

3418 09/11 $10.00 - CHECK

WARRANTY DEED

FROM
N.E.T. PROPERTIES

TO
STEPHEN R. LORENZ AND WIFE
MARILYN LORENZ
AND
GEOFFREY R. LORENZ AND WIFE,
NIEL LORENZ

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6378 PAGE 712

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			347500.00-	CAMT.
			903.50	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	910.00-
9418A09/11/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-48858

IDENTIF. REFERENCE

SEP 11 10 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067978