6040 MT

THIS INSTRUMENT PREPARED BY:

DEARBORN and EWING
SUITE 1200
One Commerce Place - Nashville, TN. 37239

BOOK 6463 PAGE 410

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Remo Park Music, Inc.	Same Address	93-13;134 Tract I
21 Music Square East		93-13;136 Tract II
Nashville, TN 37203		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 829,135.39.

Affiant

Subscribed and sworn to before me, this the 31st day of Dec., 1984.

NOTARY PUBLIC

My Comm. Expires: July 29, 1986

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Fred L. Foster and wife, Lisa L. Foster, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Remo Park Music, Inc., hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. 1984, 1983 and 1982 Metropolitan Government taxes. (Applies to Tract I)
2. 1984 Metropolitan Government taxes. (Applies to Tract II)
3. Vendor's lien retained in an installment deed of record in Book 4934, page 703, Register's Office for Davidson County, Tennessee. (Applies to Tract I)

This conveyance is free and clear of all liens, claims, encumbrances, and all equitable and statutory rights of redemption pursuant to order of the United States Bankruptcy Court for the Middle District of Tennessee entered December 28, 1984, a copy of which is attached hereto and incorporated herein by reference as Exhibit B.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns, forever, and we do covenant with the said GRANTEE 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 GRANTEE, its heirs, successors 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 our hands this 31st day of Dec., 1984.

Fred L. Foster

Lisa L. Foster

12/31 163.15 DMRT

3304

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred L. Foster, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of December, 1984.

Renee D. Lenley
NOTARY PUBLIC

My Commission Expires: July 27, 1986

STATE OF NORTH CAROLINA)
COUNTY OF New Hanover)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa L. Foster, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wrightsville Beach, NC North Carolina, this the 29 day of December, 1984.

M. Farrar King
NOTARY PUBLIC

My Commission Expires: 8/13/85

17370 1

T
IDENTIF. REFERENCE

DEE 31 | 01 PM '84

REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being Lot No. 8 in the Old B. Hayes Plan of small lots, which Plan is of record in Plan Book No. 1, page 69, Chancery Court at Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the west side of Sixteenth Avenue, South, Nashville, Tennessee, and extends back westwardly between parallel lines 150 feet to an alley in the rear.

TRACT NO. I being the same property conveyed to Fred L. Foster, by installment deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4934, page 703, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being Lot Nos. 9, 10 and 11 in O. B. Hayes First Plan of Small Lots, in West Nashville, as of record in Plan Book 1, page 69, Chancery Court at Nashville, Tennessee.

Said Lots 9, 10 and 11 front together 150 feet on the westerly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines, 150 feet to an alley.

TRACT NO. II being the same property conveyed to Fred L. Foster, by deed from David Baker and wife, JoAnn S. Baker, and Lee J. Baker and wife, Patricia M. Baker, of record in Book 4769, page 8, Register's Office for Davidson County, Tennessee.

EXHIBIT B

RECEIVED FOR ENTRY
12:05 P M
Dec. 28, 1984
MAURINE D. NEEL
CLERK
BY M Lake
DEPUTY CLERK

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
FRED L. FOSTER,	)	CHAPTER 11
LISA L. FOSTER,	)	CASE NOS. 383-00748
	)	383-00766
Debtors-in-Possession.	)	
	)	

BOOK 6463 PAGE 413

ORDER

This matter came on for hearing on December 28, 1984 upon the objections to debtor's proposed sale filed by MTM Records. The Court has reviewed the objections and considered the arguments of counsel and find that the debtors are authorized to sell the real property described in the application pursuant to the provisions of 11 U.S.C. § 363 on December 31, 1984, with such sale to be conducted pursuant to the provisions of paragraphs 10, 11, 12, 13 and 14 of the notice of and joint application for the proposed sale of the subject property, which was submitted December 17, 1984.

IT IS SO ORDERED.

THIS 28TH DAY OF December, 1984.

KEITH M. LUNDIN
United States Bankruptcy Judge

APPROVED FOR ENTRY:

DEARBORN & EWING

BY: _____
MARC T. McNAMEE
Attorneys for MTM Records
Suite 1200, One Commerce Place
Nashville, Tennessee 37239
(615) 259-3560

Attest:
A True Copy!
Certified this Dec. 28, 1984
Maurine D. Neel, Clerk
U.S. Bankruptcy Court
By Mary Lake
Deputy Clerk

UNITED STATES BANKRUPTCY COURT ★ SEAL

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

RECEIVED OF _____

FOR _____

BOOK 6463 PAGE 414

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

829135.39- CAMT.
2155.66 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 2168.16-
9804A12/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.37.01

IDENTIF. REFERENCE

DEC 31 1 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97525