THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Full

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rondor Music International, Inc. c/o A & M Records 1416 North LaBrea Hollywood, California 90028	Same	92-16 279 10W-2050

WARRANTY DEED

BOOK 6511 PAGE 881

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph H. Gilmore and wife, Margaret F. Gilmore,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rondor Music International, Inc.,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 185 on the plan of O. B. Hayes Second Plan of Small Lots, of record in Book 1, page 81, Chancery Court Clerk's Office for said County.

SAID Lot No. 185 fronts 50 feet on the northerly margin of Adelicia Street and extends back between parallel lines 166 feet to the southerly margin of South Street, formerly Pauline Street.

BEING the same property conveyed to Joseph H. Gilmore and wife, Margaret F. Gilmore by deed from Elinor Murray, unmarried, of record in Book 3071, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (XX) improved property, known as 1904 Adelicia Street, Nashville, Tennessee 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of March, 1985.

Joseph H. Gilmore

Margaret F. Gilmore

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 1985, before me personally appeared Joseph H. Gilmore and Margaret F. Gilmore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

320

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6511 PAGE 882

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of March, 19 85.

My Commission Expires: 4-2-85

_____
Notary Public

DAVIDSON COUNTY, TN
FILED & RECORDED AT REGISTER'S
Mar 10 8 28 AM 185

IDENTIFICATION REFERENCE

0 0 7 6 9 8 1

WARRANTY DEED

from:
JOSEPH H. GILMORE ET UX

to:
RONDOR MUSIC INTERNATIONAL, INC.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

(TN-23332) dp

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

RECEIVED OF _____

FOR _____

BOOK 6511 PAGE 883

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
			132500.00- CAMT.	
			344.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK - 351.00-	
			9320A03/18/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8.9.7.0 0

IDENTIF. REFERENCE

MAR 18 8 29 AM '85

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 116485