This instrument prepared by:
HENRY MAXMIN, ESQ.
2900 PACKARD BLDG.
PHILADELPHIA, PA 19102

B0435

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSIC CITY MARKETING, INC.	SAME	133-9-1
(NAME)	(NAME)	and 12
477 McNALLY DRIVE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

3110

85/14 1:36:50 CHECK

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY THOUSAND ($650,000.00) Dollars,

BOOK 6556 PAGE 742

B & L TOOL CO., INC., a Tennessee corporation,
has / does
this day bargained and sold, and hereby transfer and convey unto the said MUSIC CITY MARKETING, INC.,
a Tennessee corporation
its
the Grantee herein, (successors), and assigns,
certain real estate in Davidson County, Tennessee, as follows:

A parcel of land lying in the 6th Civil District of Davidson County, Tennessee, being described according to a survey and plat by James L. Murphy, Jr. & Company.

Said parcel being further described as being Lot 43 A on the Plan of the resubdivision of Lot 43, Section 15, Allied Industrial Park, as of record in Book 4470, pages 95 and 96, Register's Office for said County and Lot 43-B on the Plan of the resubdivision, Lots 43B and C on the Resubdivision Reserve Parcel 12, Section 15, as of record in Book 4470, page 178, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the south right-of-way of McNally Drive at the northeast corner of Lot 42 of Allied Industrial Park, Section 15, as of record in Book 4470, page 40, Register's Office for said County, said monument being further described as lying north 87 deg. 21' west 355.48 feet along said right-of-way of McNally Drive from the northwest corner of Lot No. 38 on the Plan of Allied Industrial Park, Section 10, as of record in Book 4060, page 159, said Register's Office; thence with the south margin of McNally Drive South 87 deg. 21' east 355.48 feet to a concrete monument; thence with the west line of said Lot 38, south 2 deg. 39' west 230.92 feet to an iron pin in the northerly margin of a 100 foot right-of-way, being the property belonging to the Louisville and Nashville Railroad Company; thence southwesterly with said northerly right-of-way line along an intercepted arch, being a part of a curve to the left, having a radius of 2914.93 feet, a delta of 1 deg. 58' 40" and a tangent 50.31 feet, a distance of 356.58 feet to an iron pin, the southwest corner of Lot 42; thence leaving said northerly right-of-way line, north 2 deg. 38' east 254.72 feet to the point of beginning, containing 85,015.55 square feet or 1.95 acre, more or less. [CONTINUED]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 650,000.00

Subscribed and sworn to before me, this the 14TH day of May 1985

Affiant

My commission expires: 4-19-87 (Affix Seal)

Notary Public

( ) This is improved ( ) property, known as 477 McNally Drive, (House Number) (Street) P.O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee its (successors), 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.

We further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to said real estate to said Grantee its (successors), 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 13TH day of May, 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

B & L TOOL CO., INC.

Attest:

Ida Poloncic, Secretary

By Oscar Lasko
Oscar Lasko, President

TENNESSEE STATE EXCISE TAX

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee, this*..... *day of* ....., *19*.....

Commission expires..... *Notary Public*

COMMONWEALTH OF PENNSYLVANIA
~~STATE OF TENNESSEE~~ }
~~COUNTY OF DAVIDSON~~ }
COUNTY OF CHESTER

Before me, ... Robert M. Poore ....., *a Notary Public of the State and County aforesaid, personally appeared* OSCAR LASKO *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* B & L TOOL CO., INC. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President

Witness my hand and seal, at office in West Chester, Penna. *this* 13th *day of* May, *19*85

Robert M. Poore *Notary Public*

Commission expires..... ~~MY COMMISSION EXPIRES~~ ~~Member, Pennsylvania Association of Notaries~~

DESCRIPTION [CONTINUED]

BEING the same property conveyed to B & L Tool Co., Inc. (a Tennessee corporation) by deed from Robert M. Condra, of record in Book 5115, page 837, Register's Office for Davidson County, Tennessee.

J 0 4 8 5 7

IDENTIF. REFERENCE

FILED ~~WILLIAM L. MARBURY~~ REGISTER
DAVIDSON COUNTY, TN
MAY 14 3 26 PM '85

WARRANTY DEED

FROM
B & L TOOL CO., INC.

TO
MUSIC CITY MARKETING, INC.

Premises:
477 McNally Drive

Nashville, Tennessee

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 6556 PAGE 744

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
			650000.00-	CAMT.
			1690.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 1696.50-
			8110A05/14/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0485 7

IDENTIF. REFERENCE

MAY 14 3 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134792