64 31

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David L. Schwab, et al. (NAME)	Commerce Union Bank (NAME)	92-16-259, 10W-1250
1905-1907 Division Street (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	and
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	92-16-260, 10W-1245

WARRANTY DEED

BOOK 6557 PAGE 727

For and in consideration of the sum of Three Hundred Ninety Thousand and no/100 ($390,000.00)--- ---------- DOLLARS

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

we, JSY ASSOCIATES, a Tennessee partnership composed of JAMES E. JEWETT, JACQUELINE B. SHRAGO, WILLIAM J. TALLENT and BERNARD D. YOMTOV,

have bargained and sold, and by these presents do transfer and convey unto the said DAVID L. SCHWAB and wife, BECKY SCHWAB and CATHI KING d/b/a MUSIC SERVICES CENTER, a Tennessee partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lots Nos. 225, 226 and 227 on the Map of O. B. Hayes Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lots Nos. 225, 226 and 227 front together 150 feet on the southeasterly side of Division Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to JSY Associates, a Tennessee general partnership by deed from James W. Carell and wife, Eileen P. Carell, of record in Book 5990, page 259, Register's Office for Davidson County, Tennessee.

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN
MAY 15 3 21 PM '85

IDENTIF. REFERENCE

J 0 5. I. 4. 7.

unimproved ( )
This is improved (X) property, known as 1905-1907 Division Street (House Number) (Street)
Nashville, Tennessee 37203 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 15th day of May, 1985.

JSY ASSOCIATES, a Tennessee partnership composed of:

James E. Jewett

Jacqueline B. Shrago

William J. Tallent

Bernard D. Yomtov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6557 PG 728

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JSY ASSOCIATES, a Tennessee partnership composed of JAMES E. JEWETT, JACQUELINE B. SHRAGO, WILLIAM J. TALLENT and BERNARD D. YOMTOV

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 19 85.

My commission expires July 27, 1986 Notary Public Robert C. Watson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 390,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Cathi King

Sworn to and subscribed before me this 15th day of May, 1985.

My commission expires July 27, 1986 Notary Public Robert C. Watson

This instrument was prepared by:

WOODS, BRYAN, WOODS & WATSON, 121 Seventeenth Avenue South, Nashville, Tennessee 37203

Name | Address

WARRANTY DEED

FROM

JSY ASSOCIATES, a Tennessee partnership composed of JAMES E. JEWETT, JACQUELINE B. SHRAGO, WILLIAM J. TALLENT and BERNARD D. YOMTOV

TO

DAVID L. SCHWAB and wife, BECKY SCHWAB AND CATHI KING d/b/a MUSIC SERVICES CENTER, a Tennessee partnership

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6557 PAGE 729

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

390000.00- CAMT.
1014.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1020.50-
8477A05/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 5 1 4 7

IDENTIF. REFERENCE

MAY 15 3 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135149