File 44

FORM NO. WD-1

BOOK 6582 PAGE 240

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 352,780.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 1985.

Notary Public

MY COMMISSION EXPIRES: 10-15-86

(AFFIX SEAL)

This instrument prepared by:
[illegible], SANFORD & ROBINSON
222 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison Yang and wife, ~~Holing Yang~~ (NAME)	SAME (NAME)	93-13
MORTON'S LAKE, LOT 58 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 139 etc
Rt 7, Box 7255, Mt. Juliet, Tn 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, MCA Distributing Corporation, a New York corporation authorized to do business in the State of Tennessee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harrison Yang and wife, Holing Yang,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 14 on the Plan of O. B. Hayes' Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville. Said Lot No. 14 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont or Bellemain Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to MCA Distributing Corporation by deed from MCA Records, Inc., of record in Book 4865, Page 401, Register's Office of Davidson County, Tennessee.

This property is unencumbered except for 1985 Metro taxes which have been prorated and assumed by Grantees and customary utility easements of record.

J 1 3 0 3 8

T IDENTIF. REFERENCE

JUN 14 8 46 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 27 Music Square East, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 its hand this 17th day of April, 19 85.

MCA DISTRIBUTING CORPORATION

By [signature]

Vice President Title

3245

STATE OF TENNESSEE
Davidson County

BOOK 6582 PAGE 241

Personally appeared before me, _____, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

~~STATE OF TENNESSEE~~ CALIFORNIA)
~~Davidson County~~)
Los Angeles County)

Before me, ELIZABETH P. MILLER, a Notary Public within and for the State and County aforesaid, personally appeared MYRON ROTH and _____ with whom I am personally acquainted and who upon (his oath) ~~their several oaths~~ acknowledged (himself) ~~themselves~~ to be the AN OFFICER and _____ respectively of the MCA Distributing Corporation the within named bargainor, a corporation, and that (he) (they) as such OFFICER and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said MYRON ROTH as such CFFICER, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Los Angeles, California on this the 17th day of April, 1985.

My commission expires 7/29/88

Elizabeth P. Miller
Notary Public

OFFICIAL SEAL
ELIZABETH P. MILLER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires JUL 29 1988

WARRANTY DEED

FROM
MCA DISTRIBUTING CORPORATION

TO
HARRISON YANG, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6582 PAGE 242

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

352700.62- CAMT.
917.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 923.78-
8245A06/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 0 3 8

IDENTIF. REFERENCE

JUN 14 8 46 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 144667