This Instrument Prepared By: Christian A. Horsnell, GILBERT, FRANK & MILOM, Thirteenth Floor, Third National Bank Bldg., Nashville, Tennessee 37219.

WARRANTY DEED

BOOK 6636 PAGE 4

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley H. Rose	Same	Map 118-2
(NAME)	(NAME)	
2510 Franklin Road		Parcel 191,192
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204		204,205,206
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which by the Grantor being hereby acknowledged,

We, Acuff-Rose Publications, Inc., a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy C. Acuff, Executor of The Estate of Mildred Acuff, deceased, and Wesley H. Rose, as equal tenants in common, each owning an undivided one-half interest *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See Schedule "A" for Legal Description.

30436 IDENTIFICATION REFERENCE

Aug 21 3 46 PM '85

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

This conveyance is subject to all easements and restrictions of record and 1985 real property taxes, a lien but not yet due, which have been assumed by the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 938,750.00

Subscribed and sworn to before me, this the 7th day of August 1985

Affiant: Wesley H. Rose

My commission expires: My Commission Expires November 1, 1987 (Affix Seal)

Notary Public: Nancy Ann Riley

This is unimproved ( ) improved (X) property, known as 2510 Franklin Road, Nashville, Tennessee 37204 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs 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. except as noted herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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 7th *day of* August, 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.*

Acuff-Rose Publications, Inc.

By: Wesley H. Rose

Wesley H. Rose, President

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.....*

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nancy Ann Riley, *a Notary Public of the State and County aforesaid, personally appeared* Wesley H. Rose, *with whom I am personally acquainted; and who, upon oath, acknowledged* him *self to be* President *of the* Acuff-Rose Publications, 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* him *self as* President

Witness my hand and seal, at office in Nashville
this 7th *day of* August, *19* 85

My Commission Expires November 1, 1987

Nancy Ann Riley *Notary Public*

Commission expires.....

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Schedule A

Legal Description

Tract I: Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County.

Said Lots Nos. 15 and 16 front together 100 feet on the easterly side of Franklin Turnpike or 8th Avenue South, extended, and runs back between parallel lines, 170 feet, more or less, to an alley.

Being the same property conveyed to Acuff-Rose Publications, Inc., by deed from Hickory Records, Inc., a Tennessee corporation, of record in Book 4240, page 506, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being Lots Nos. 17, 18 and 19 in Geo. I. Waddey's Subdivision of Westwood, a plan of which is recorded in Book 332, page 99, of the Register's Office for said County.

Said Lots Nos. 17, 18 and 19 front 50 feet each on the easterly side of Franklin Pike, or Eighth Avenue South, extended, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Acuff-Rose Publications, Inc., a Tennessee corporation, by deed from Texaco, Inc., of record in Book 4059, page 867, Register's Office for Davidson County, Tennessee.

Tract III: Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of George I. Waddey's Subdivision of Westwood as of record in Book 332, page 99, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the westerly side of Westwood Drive, formerly Seventh Avenue South, extended, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Acuff-Rose Publications, Inc., a Tennessee corporation, by deed from N & S Enterprises of record in Book 4506, page 873, Register's Office for Davidson County, Tennessee.

Tract IV: Land in Davidson County, Tennessee, being a certain Lot No. 33 on the Plan of George I. Waddey's Subdivision of Westwood, a plan of which is of record in Book No. 332, page 99, Register's Office, Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the westerly side of Seventh Avenue South, extended, and runs back between parallel lines to an alley in the rear.

Being the same property conveyed to Acuff-Rose Publications, Inc., a Tennessee corporation, by deed from Edward W. Sklar and wife, Mary C. Sklar, of record in Book 4508, page 50, Register's Office for Davidson County, Tennessee.

Tract V: Land in Davidson County, Tennessee, being Lots Nos. 34 and 35 in Geo. I. Waddey's Subdivision of Westwood, a plan of which is of record in Book No. 332, page 99, Register's Office for said County.

Said Lots Nos. 34 and 35 front 50 feet each on the westerly side of Westwood Drive, formerly Seventh Avenue South extended, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Acuff-Rose Publications, Inc., by deed from Marie Stumb Jones, of record in Book 4509, page 397, Register's Office for Davidson County, Tennessee.

06/21 2450.12- CHECK

9653

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6636 PAGE 7

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

938750.00- CAMT.
2440.62 CSTAX
.50 PRFEC
9.00 WDEED
CHECK 2450.12-
9693A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30436

IDENTIFICATION REFERENCE

AUG 21 3 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165597