WARRANTY DEED

BOOK 6649 PAGE 544

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Jackson (NAME)	SAME (NAME)	104-4-217
C/o Gelfand, Rennert, & Feldman (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-4-218
7 Music Circle North (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and No/100---------- ----------($300,000)---------- *Dollars.*

Cash in hand paid by Michael Jackson and other good and valuable consideration, the receipt of which is hereby acknowledged,

A.T.V. Music Corporation

has this day bargained and sold, and do hereby transfer and convey unto the said

Michael Jackson

his ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in Davidson County, Tennessee, being described as follows:

TRACT NO.1: Being part of Lot No. 30 in the O.B. Hayes Plan of Large Lots, as of record in Book 21, Page 87, Register's Office for said County. Said part of said Lot No. 30 begins in the westerly margin of 16th Avenue South, formerly Belmont Avenue, 110 feet southwardly from the line between Lots 23 and 30 on said plan; thence with the westerly margin of said Avenue southwardly 56-1/2 feet; thence at right angles westwardly 152-1/4 feet, more or less, to the easterly margin of an alley; thence with said alley northwardly 56-1/2 feet to a point 110 feet southwardly from the line between said Lots 23 and 30; thence eastwardly 152-1/4 feet, more or less, to the beginning.

TRACT NO. 2: Being the southerly 55 feet of the northerly 110 feet of the easterly part of Lot No. 30 in the map of O.B. Hayes Plan of Large Lots, as of record in Book 21, Page 87, Registers Office for said County.

Said part of said Lot fronts 55 feet on the westerly side of 16th Avenue South and runs back between parallel lines 152.25 feet, more or less, to an alley.

Being the same property conveyed to A.T.V. Music Corporation by deed from Shorty Lavender Talent Agency, Inc., a Tennessee corporation, of record in Book 5296, Page 850, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September 19 85.

B. Edwards-Dep. Reg.

~~My commission expires:~~ (~~Affix Seal~~) ~~Notary Public~~

This is improved (X) unimproved ( ) property, known as 1217 16th Avenue South, Nashville, TN 37212 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Michael Jackson

his *(successors),*

heirs and assigns forever. It *covenant* S *that* it is *lawfully seized and possessed of said real estate in fee simple,* has ~~XXX~~ *a good right to convey it, and that the same is unencumbered.*

It *further covenant* S *and bind* S itself, its successors and assigns ~~heirs XXXXXXXXXXX~~ *to warrant and forever defend the title to said real estate to said* Michael Jackson, his

~~XXXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 6th *day of* September, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A.T.V. MUSIC CORPORATION

By: C. Halsted
Attorney-In-Fact

This deed was prepared by J. Rudd Gordon, Atty. 1704 18th Ave. So. Nashville, Tn. 37203

82 7256

PREPARED BY: BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig E. Halsted, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Attorney-In-Fact of the A.T.V. Music Corporation, the within named bargainor, a corporation, and that he as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Attorney-In-Fact.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of September, 19 85

Anna L Tatt
Notary Public

Commission expires 5/13/89

WARRANTY DEED

FROM

A.T.V. Music Corporation

TO

Michael Jackson

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

SEP 9 12 44 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

34427

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6649 PAGE 546

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			300000.00- CAMT.	
			780.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	786.50-
4482A	09/06/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34427

IDENTIFICATION REFERENCE

SEP 6 12 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170275