FILE BOX "7"

FILE NO. 16791

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file 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC SQUARE CHURCH, INC. (NAME)	S A M E (NAME)	MAP 93-6-4
324 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 4 MAP 93-6-2
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 11

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, GUILD ENTERPRISES, LTD., A Tennessee Limited Partnership with GWEN BILLIG as General Partner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC SQUARE CHURCH, INC., A Tennessee Corporation,

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:

SEE ATTACHED LEGAL DESCRIPTIONS

BEING the same property conveyed to GUILD ENTERPRISES, LTD., A Tennessee Limited Partnership with Gwen Billig as General Partner, by deed from Nathan Luobanow, Ida Hellerman and Ester Kantor, of record in Book 6107, page 722, Register's Office for Davidson County, Tennessee.

54892

IDENTIFICATION REFERENCE

Nov 21 2 34 PM '85

This is unimproved ( ) improved (X) property, known as 112 Fourth Avenue, North and 318 Broadway, Nashville, TN.
(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 seised 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 our hand this 7th day of SEPTEMBER, 19 85

GUILD ENTERPRISES, LTD.

By: Gwen Billig

X

NEW YORK
STATE OF ~~TENNESSEE~~
~~Davidson~~ County

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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

NEW YORK
STATE OF ~~TENNESSEE~~
~~Davidson~~ County
Kings

Before me, A Sharon Carey, a Notary Public within and for the State and County aforesaid, personally appeared EDEN BILLIE and _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the GENERAL PARTNER and _____ respectively of the EDEN ENTERPRISES, LTD. the within named bargainor, a ~~corporation~~ PARTNERSHIP, and that (he) as such GENERAL PARTNER and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ PARTNERSHIP by the said EDEN BILLIE as such GENERAL PARTNER, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brooklyn, N.Y. on this the 7th day of September, 1985.

~~A. SHARON CAREY~~
Notary Public, State of New York
No. 5502396
Qualified in New York County
Commission Expires March 30, 1986

My commission expires 3/30/86

X A Sharon Carey
Notary Public

NOTARY USE SEAL

WARRANTY DEED

FROM

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

318 Broadway, Nashville, Tennessee

LAND in Davidson County, Tennessee, being part of Lot No. 57 on the original Plan of Nashville, not of record, described as follows:

BEGINNING at a point on the northerly margin of Broad Street, said beginning point being 90 feet east of the northeast corner of Fourth Avenue, North and Broad Street; running thence eastwardly with the northerly margin of Broad Street, 25 feet to a point; thence northerly through the center of a party wall and parallel with Fourth Avenue, North, 130 feet to a point, thence westwardly and parallel with Broad Street 25 feet to a point, thence southwardly 130 feet to the point of beginning.

112 Fourth Avenue, North, Nashville, Tennessee

BEING part of Lot No. 57 on the Original Plan of Nashville, not of record, described as follows:

SAID part of Lot No. 57 fronts 23 1/2 feet on the easterly side of Fourth Avenue, North and runs back, between parallel lines, with the southerly boundary of the Will T. Hatch property, 175 feet to an alley.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			230000.00- [illegible]	
			598.00 [illegible]	
			.50 [illegible]	
			9.00 [illegible]	
			[illegible] CHECK	607.50-
8987A	11/21/85	[illegible]		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54892

IDENTIFT REFERENCE

Nov 21 2 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194143