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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 TH DAY OF December, 1985.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Services Management, Inc. (NAME)	Same (NAME)	Map 104-4
1217-16th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels217 & 218
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 22W 16340 FB# 22W 16335

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, /I, Michael Jackson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Services Management, Inc.

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 part of Lot No.30 on the plan of O.B.Hayes Plan of Large Lots, recorded in Book 21 at page 87 in the Register's Office for said County, described according to a survey made by John Kohl and Company, P.C., File No. 52843, dated December 19, 1985, as follows:

Beginning at an iron pin located (a) in the westerly margin of 16th Avenue South (16th) and (b) southwardly along the westerly margin of 16th 365.96 feet (360 feet according to said plan and prior deeds) from the southwest corner of the intersection of 16th and Edgehill Avenue; thence with the westerly margin of 16th, south 9° 22'42" west, passing an iron pin at 55.00 feet, a total distance of 111.50 feet to a punch mark located northwardly along the westerly margin of 16th 441.48 feet (439.5 feet according to said plan and prior deeds) from the northwest corner of 16th and Horton Avenue; thence, leaving 16th, north 81° 51'51" west 152.31 feet to an iron pin in the easterly margin of an alley; thence with the easterly margin of said alley north 9° 22' 42" east, passing an iron pin at 56.50 feet, a total distance of 111.50 feet to an iron pin; thence leaving said alley, south 81° 51'51" east 152.31 feet to the point of beginning.

Being the same property conveyed to Michael Jackson by deed from A.T.V. Music Corp. recorded in Book 6649 at page 544 in said Register's Office.

This is unimproved ( ) improved (X) property, known as 1217-16th Avenue South, Nashville, Tennessee 37212
(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 my hand this twenty-fourth day of December, 1985

Michael Jackson

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STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Jackson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Los Angeles, California this 24th day of December 19 85.

Commission expires August 8, 1986 Myra Tieffer Notary Public

OFFICIAL SEAL
MYRA TIEFFER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 8, 1986

STATE OF

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such 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 as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

WARRANTY DEED

FROM Michael Jackson, a single person

TO Services Management, Inc.

Prepared by:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

IDENTIFICATION REFERENCE

FILED FOR RECORD
DEC 27 4 09 PM '85
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

6424

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
			3,850.00- CONVEY	
			671.00 CSTAX	
			.50 PRFEE	
			6.00 MORTGAGE	
			CHECK	374.50-
			0563A 12/27/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 4 2 4

IDENTIFICATION REFERENCE

Dec 27 4 07 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 205446