B0440

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20172

This instrument prepared by:
Harlan Dodson, III, Attorney at Law
P. O. Box 198066, Nashville, TN 37219
(615) 254-2291

IDENTIF. REFERENCE

WARRANTY DEED

JUL 14 3 46 PM '86
SELIN Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

| ADDRESS OF NEW OWNER | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| MSK Properties | MSK Properties | 093-13-0 066.00 |
| P.O. Box 120111 | | |
| NASHVILLE, TN 37212 | | |

FOR AND IN CONSIDERATIOIN of the sum of Two Hundred Sixty Thousand ($260,000.00) Dollars, ANDSOME MANAGEMENT, a partnership consisting of Shelby S. Singleton, Jr. and John A. Singleton, have this day bargained and sold and do hereby transfer and convey unto MSK PROPERTIES, a partnership consisting of Gary Morris, E. Cathi King, Steven Payne Small and Karen L. Karan, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of Edgehill Estates, Section 114, of record in Book 5210, page 2, Register's Office for Davidson County, described as follows:

Beginning at a point in the southerly margin of Laurel Street, as widened at the common front corners of Lots Nos. 1 and the Nashville Electric Service property; thence with the line between said lots, South 27 deg. 18' East 93.77 feet to a point, said point being the common rear corners of Lot 1 and the Nashville Electric property, said point also being the northerly margin of Division Street; thence with the margin of same North 81 deg. 46' West 80.50 feet to a point at the beginning of a curve to the right having a radius of 25.86 feet to a point in the southerly margin of Laurel Street, as widened, thence with the margin of same, North 62 deg. 36' East 50.52 feet to the point of beginning.

Being the same property conveyed to Andsome Management, a partnership composed of Shelby S. Singleton, Jr. and John A. Singleton by deed from J. Douglas Wright, Jr. and Robert G. Nipp and Linda Gayle Nipp of record in Book 5913, page 119, said Register's Office.

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $260,000.00.

Subscribed and sworn to before me this the 10TH day of JULY, 1986.

C. Cathi King
Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
May 13, 1990

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This is unimproved (___) improved (_x_) property, known as 20 Music Circle East, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ANDSOME MANAGEMENT, its successors, heirs and assigns forever who covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind our heirs and representatives to warrant and forever defend the title to said real estate to the said MSK PROPERTIES, its successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this the 3rd day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ANDSOME MANAGEMENT

BY _____
SHELBY S. SINGLETON, JR.

BY _____
JOHN A. SINGLETON

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Peggy C. Shepherd, a Notary Public of the State and County aforesaid, personally appeared before me, SHELBY S. SINGLETON, JR. and JOHN A. SINGLETON, with whom I am personally acquainted, and who, upon oath acknowledged to be the Partners and _____, respectively, of ANDSOME MANAGEMENT, the within named bargainor, a partnership, and that as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of July, 1986.

_____
NOTARY PUBLIC

My Commission Expires:
4-17-88

PEGGY C. SHEPHERD NOTARY PUBLIC DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|
| | | | 260000.00- CAPT. | |
| | | | 728.00 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 MORTG | |
| | | | CHECK | 734.50- |
| 6844A07/14/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20172

IDENTIFICATION REFERENCE

JUL 14 3 46 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 270229