THIS INSTRUMENT PREPARED BY
Douglas A. Sisco
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2186

Box 36

Mortgagee: None

BOOK 7037 PAGE 894

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
93-13-243 93-13-244	Broadcast Music, Inc. Same	Broadcast Music, Inc. #10 Music Square East Nashville, TN 37203
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($750,000.00) cash in hand paid , the receipt of which is hereby acknowledged,

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
Nov 12 11 19 AM '86

IDENTIFICATION REFERENCE

62431

LARRY HART and GARRY HART, unmarried persons

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BROADCAST MUSIC, INC.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 8 and 9 on the Plan of L. H. Lanier, Jr., Subdivision, as of record in Book 57, page 157.

Said Lot No. 8 fronts 50 feet on the north side of Sigler Street and runs back between parallel lines 183-1/2 feet to a dead line.

Said Lot No . 9 fronts 50 feet on the northerly side of Sigler Street and runs back between parallel lines 183 feet 6 inches to the southerly line of the John Wood Property.

Being the same property conveyed to Larry Hart, a single man and Garry Hart, a single man, by deed from Aline (Aileen) E. Hart, as of record in Book 6040, page 636.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of October , 1986 .

X Larry Hart

X Garry Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

OFFICIAL SEAL
David G. Burgett
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 2, 1988

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Larry Hart and Garry Hart, unmarried persons

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Los Angeles,~~ California, this, the 28th day of October, 1986.

My commission expires: JAN 2, 1988

David S Burgett
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1986

MY COMMISSION EXPIRES: 3/11/90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LARRY HART AND GARRY HART

TO

BROADCAST MUSIC, INC.

Return To:
ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7037 PAGE 896

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

750000.00- CONT.
2100.00 CGTAX
.50 PRFEE
6.00 WDEED
CHECK 2106.50-
5067A 11/12/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62431

IDENTIFICATION REFERENCE

Nov 12 11 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11066