THIS INSTRUMENT PREPARED BY: S. Ralph Gordon, Attorney
704 18th Avenue South
Nashville, TN 37203

WARRANTY DEED

BOOK 7246 PAGE 730

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lorimar Music Publishing, Inc. (NAME)	Same (NAME)	104-04-231
1209 16th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

and other good and valuable consideration paid by Lorimar Music Publishing, Inc., the receipt and sufficiency of which is acknowledged,

Oak Ridge Boys Properties, a partnership consisting of Joe Bonsall, Richard Sterban, Duane Allen and William Lee Golden,

have this day bargained and sold, and do hereby transfer and convey unto the said Lorimar Music Publishing, Inc.,

a California corporation,

its *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Belmont Land Co. subdivision of Lot No. 23 of O. B. Hayes' large lots, as of record in Book 204, Page 207, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the westerly side of 16th Avenue, South, formerly Belmont Avenue, and runs back between parallel lines 153-3/4 feet to an alley.

Being the same property conveyed to Oak Ridge Boys Properties, a Tennessee partnership, by deed from Dave L. Cantrell and wife, Bettye W. Cantrell of record in Book 6379, Page 987, Register's Office for Davidson County, Tennessee.

92252

IDENTIFICATION REFERENCE

MAY 26 12 03 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RSW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $265,000.00

Subscribed and sworn to before me, this the 22ND day of May, 1987

Affiant

My commission expires: 5/13/89 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1209 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 Lorimar Music Publishing, Inc. its *(successors), heirs and assigns forever.* We *covenant that* we are *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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lorimar Music Publishing, Inc. its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21st day of May, 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OAK RIDGE BOYS PROPERTIES, A PARTNERSHIP

BY: Joe Bonsall

BY: Richard Sterban

BY: Duane Allen

BY: William Lee Golden

BOOK 7246 PAGE 731

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Joe Bonsall, Richard Sterban, Duane Allen and ~~William Lee Golden~~, d/by Oak Ridge Boys Properties, a partnership *the within named 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 Nashville, *Tennessee,* this 21st *day of* May, 1987

Anna L. Tutty *Notary Public*

Commission expires 5/13/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William Lee Golden 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 Nashville, Tennessee, this 22 day of May 1987

Stephanie Rountree
Notary Public.

My commission expires: 9-11-90

WARRANTY DEED

FROM
Oak Ridge Boys Properties, a partnership
TO
Lorimar Music Publishing, Inc.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7246 PAGE 732

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
			265000.00- CAMT.	
			742.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	748.50-
			1052A05/26/87 BAL	.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29252

IDENTIFT REFERENCE

MAY 26 10 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85522