File Box 6 can

BOOK 7276 PAGE 301

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trio Entertainment, Inc.	SAME	Map 92-16
(NAME) 1808 Division Street	(NAME)	Parcel 220
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37203	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, R. Glenn Sutton, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trio Entertainment, 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:

Being part of Lot No. 143 in Boyd's Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 143 begins in the northerly margin of Division Street, formerly McTyeire Street, at a point 64.7 feet westwardly from the southeast corner of said Lot No. 143; thence running with the north margin of said Division Street westwardly 44 feet to a point; thence northerly 133 feet 8 inches more or less, to the line of a fence in the rear of said lot; thence eastwardly with said fence line 41 feet to a point; thence southwardly and on a fence line 133 feet 8 inches, more or less, to the point of beginning on Division Street.

Being the same property conveyed to R. Glenn Sutton and wife, Lynn Sutton, by deed from Tennessee Oil Men's Association of record in Book 4896, page 926, Register's Office for said County, and being the same property conveyed to R. Glenn Sutton by quitclaim deed from Lynn Sutton, of record in Book 5214, page 292, said Register's Office.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Ingress and Egress easement of record in Book 554, page 77, said Register's Office.

3920 4

IDENTIFICATION REFERENCE

JUN 23 2 39 PM '87

unimproved ( )
This is improved (X) property, known as 1808 Division Street, Nashville, Tennessee 37203
(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 successors, assigns 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 23rd day of June, 1987

R. Glenn Sutton

Form 3

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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 R. Glenn Sutton 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 23 day of June, 1987

Commission Expires: 5/13/89

Carol R Rivers
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, 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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
R. Glenn Sutton, an unmarried person

TO
Trio Entertainment, Inc., a Tennessee corporation

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $200,000.00

Subscribed and sworn to before me this 23 day of June, 1987

My Commission Expires: 5/13/89

Notary Public

Carol R Rivers
NOTARY PUBLIC STATE

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
			20.00 .00- CASH	
			568.00 CHECK	
			.50 PRFEE	
			6.00 MISC	
			CHECK	594.50-
			2467A06/23/07 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39204

IDENTIFICATION REFERENCE

JUN 23 8 39 AM 107

DAVIDSON COUNTY, TN

No. 96695