RETURN TO: File Box 25-A
Third National Bank
P.O.Box 305110
Nashville, TN 37230-9979

Box 26

BOOK 7450 PAGE 323

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Merit Music Corporation 1605 Horton Avenue Nashville, Tennessee 37212	Owner	104-8-C 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of January, 1988.

Notary Public

My Commission Expires: 7-13-91

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. MELVILLE ARMSTRONG AND WIFE, KAY W. ARMSTRONG, have bargained and sold, and by these presents do grant, transfer and convey unto MERIT MUSIC CORPORATION, a Tennessee corporation, its successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Peabody Square Condominiums, as of record in Plat Book 6250, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to J. Melville Armstrong and wife, Kay W. Armstrong, by Warranty Deed from Aberdeen Properties, Inc. of record in Book 6530, page 227, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1987 property taxes and all back taxes have been paid.

2. The Plan of record in Book 6250, page 177, said Register's Office.

3. The Master Deed and By-Laws of Peabody Square Condominium Owner's Association of record in Book 6404, page 545, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to MERIT MUSIC CORPORATION, a Tennessee corporation, its successors and assigns forever.

AND J. MELVILLE ARMSTRONG AND WIFE, KAY W. ARMSTRONG, do covenant with the said MERIT MUSIC CORPORATION, a Tennessee corporation, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND J. MELVILLE ARMSTRONG AND WIFE, KAY W. ARMSTRONG, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said MERIT MUSIC CORPORATION, a Tennessee corporation, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of January, 1988.

J. Melville Armstrong
J. MELVILLE ARMSTRONG

Kay W. Armstrong
KAY W. ARMSTRONG

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. MELVILLE ARMSTRONG AND WIFE, KAY W. ARMSTRONG, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 11th day of January, 1988.

Charles P. Cross
Notary Public

My Commission Expires: 7-13-91

NOTARY PUBLIC AT LARGE

9.7.922

IDENTIFICATION REFERENCE

JAN 15 1 56 PM '88

DAVIDSON COUNTY, TN

RECEIVED TOTAL $5.00 $0.00

05-222

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 325

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 95000.00
BANK 266.00
PRFEE 0.50
WDEED 6.00
TOTAL 272.50
CHECK 272.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/15/98 01 14:00 0001 8634

9.7.9.2.2

IDENTIFICATION REFERENCE

JAN 15 1 56 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53605