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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

George W Hudspeth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF February 1988.

Notary Public

MY COMMISSION EXPIRES: May 10, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joseph L. Lackey, Jr., 12th Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STM/Music Square E. Limited Partnership (NAME)	Same (NAME)	Map 93-13
301 N. Hurstbourne Ln., Ste. 200 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 166 & 167
Louisville, KY 40222 (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, George W. Hudspeth, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STM/Music Square East Limited Partnership, a Kentucky Limited Partnership

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 28 and 29 of Sigler's Plan of Lots as of record in Plan Book 1, page 4, of the Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point in the eastern margin of 16th Ave., South, as widened, 58 feet south of the intersection of the same with Sigler Street; thence south along the margin of said 16th Avenue, South 55 feet to a point; thence easterly at right angles to said Avenue, 163 feet, more or less, to an alley; thence northerly along said alley, 55 feet to Matthews southeast corner; thence at right angles, westerly along said Matthews south line, 163 feet, more or less, to the beginning.

Being the same property conveyed to George W. Hudspeth by deed from Edward P. deZevallos and wife, Flora deZevallos, of record in Book 6283, page 450, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 28 on the plan of Sigler's Addition, as of record in Plat Book 1, page 4, Chancery Court at Nashville.

Said northerly part of Lot No. 28 fronts 55 feet on the easterly side of 16th Avenue South, as widened, and runs back between parallel lines with the southerly margin of Sigler Street, 163 feet more or less to an alley.

Being the same property conveyed to George W. Hudspeth by deed from Frances Preston and Lavender-Blake Agency, Inc. of record in Book 6327, page 939, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 16, 18 Music Square East (House Number) (Street) Nashville, TN (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 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 18th day of Feb., 1988

George W Hudspeth
George W. Hudspeth

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Hudspeth the bargainor, 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 Nashville, Tennessee, this 18th day of February 19 88.

Commission expires May 18, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM
George W. Hudspeth

TO
STM/Music Square E. Limited Partnership

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

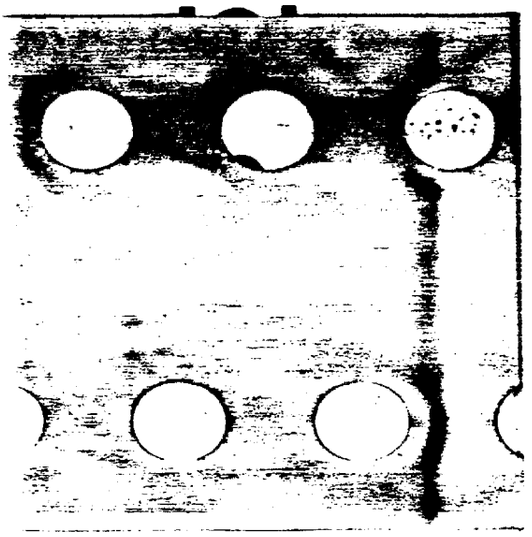
IDENTIFICATION REFERENCE

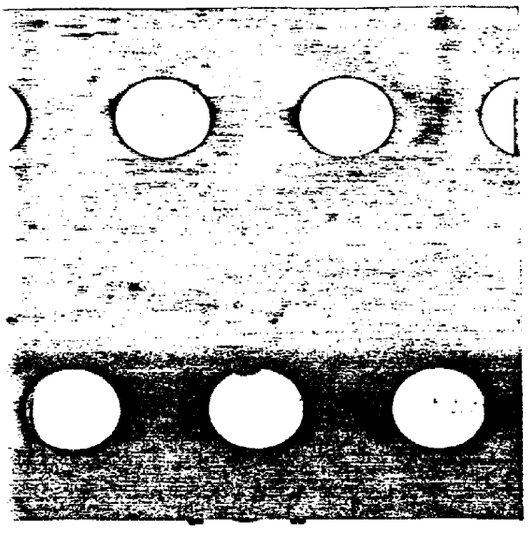
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FEB 18 2 59 PM '88

DAVIDSON COUNTY, TN

8044 02/18 0101 03CHECK 1476.50





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 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 525000.00
CON TX 1470.00
PRFEE 0.50
WDEED 6.00
BANK 1476.50
CHECK 1476.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/88 01 15:00 0001 8044

060006.

IDENTIFICATION REFERENCE

FEB 18 2 59 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 62819