WARRANTY DEED

Box 55

FROM: ALAN M. CARTEE

BOOK 7472 PAGE 232

TO: STM/MUSIC SQUARE EAST LIMITED PARTNERSHIP

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
P. O. Box 2866
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STM/Music Square East Limited Partnership (NAME)	Same (NAME)	93-13-162 -163
301 N. Hurstbourne Lane Site 200 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Louisville, KY 40222 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $873,420.47.

Affiant

Subscribed and sworn to before me this the 18th day of February, 1988.

My commission expires: 5-18-88

(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by STM/MUSIC SQUARE EAST LIMITED PARTNERSHIP, a Kentucky limited partnership, [the "Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, ALAN M. CARTEE, ["Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, STM/MUSIC SQUARE EAST LIMITED PARTNERSHIP, its successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

TRACT I: Being the southerly 34 feet of Lot No. 30 and the northerly 15 feet of Lot No. 31 in John Sigler's Addition to Nashville, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

Said parts of Lot Nos. 30 and 31 adjoin and front together 49 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and back between parallel lines 168 feet to an alley.

TRACT II: Being the southerly 57 feet of the northerly 72 feet of Lot No. 31 in Sigler's Addition to Nashville, a plan of which is of record in Plan Book 1, Page 4, Chancery Court at Nashville, described as follows: Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue, 100 feet northerly from the northerly margin of Hawkins Street; thence with the easterly margin of said Avenue northerly 57 feet; thence at right angles to said Avenue, easterly 168 feet to the westerly margin of an alley; thence with said alley southerly 57 feet to a point 100 feet of an alley; thence with said alley southerly 57 feet to a point 100 feet northerly from the northerly margin of Hawkins Street; thence parallel with said street, westerly 168 feet to the beginning.

Being the same property conveyed to Alan M. Cartee by Installment Deed from John T. Hailey, Jr. and wife, Anne S. Hailey, of record in Book 5409, Page 455, Register's Office for Davidson County, Tennessee.

Parcel 2:

TRACT I: Land in Davidson County, Tennessee, being part of Lot No. 29 in John Sigler's Addition to Nashville, plan of which is of record in Plan Book 1, Page 4, of the Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of 16th Avenue South, as widened, formerly Belmont Avenue at a point 113 feet south of Sigler Street, thence south with the east line of 16th Avenue South, 54 feet to a point, and thence eastwardly at right angles to said 16th Avenue South, 163 feet, more or less, to an alley; thence northwardly with said alley 54 feet; thence westwardly 163 feet, more or less to the beginning.

TRACT II: Land in Davidson County, Tennessee, being the southerly 5 feet of the easterly part of Lot No. 29, and the northerly 52 feet of the easterly part of Lot No. 30 on the Plan of Sigler's Addition, as of record in Plan Book 1, Page 4, Chancery Court at Nashville.

Said parts of Lot Nos. 29 and 30 front together 57 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, as widened, and run back eastwardly between parallel lines 163 feet to an alley.

More particularly, the said parts of Lot Nos. 29 and 30 are described as follows:

Beginning in the easterly margin of 16th Avenue, South, as widened at a point 206 feet north of the northerly margin of Hawkins Street, and running thence northwardly along the easterly margin of 16th Avenue South, as widened, 57 feet to a point, being the southwest corner of property conveyed to J. H. Smith, by the Fourth & First National Bank; thence eastwardly along Smith's southerly line 163 feet more or less to the westerly margin of an alley; thence southwardly along the westerly margin of said alley, 57 feet to a point; thence westwardly 163 feet, more or less, to the beginning.

Being the same property conveyed to Alan M. Cartee by Installment Deed from Robert C. Ash and wife, Alma A. Ash, of record in Book 5374, Page 498, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to the terms, covenants and conditions of a certain "Contract of Sale" by and between Alan M. Cartee, individually, Seller therein, and Sturgeon-Thornton-Marrett Development Company (or its assignee), Buyer therein, wherein Seller agreed to sell the real estate and Buyer agreed to purchase the real estate. Said Contract of Sale is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1988 taxes which have been prorated as of the closing.

2. All matters shown on Plan of record in Plan Book 1, Page 4, Chancery Court at Nashville.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said STM/MUSIC SQUARE EAST LIMITED PARTNERSHIP, its successors and assigns, forever.

And Grantor does covenant with the said Grantee, that he is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said STM/MUSIC SQUARE EAST LIMITED PARTNERSHIP, its successors and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 18th day of Feb., 1988.

ALAN M. CARTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ALAN M. CARTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 18, 1988.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

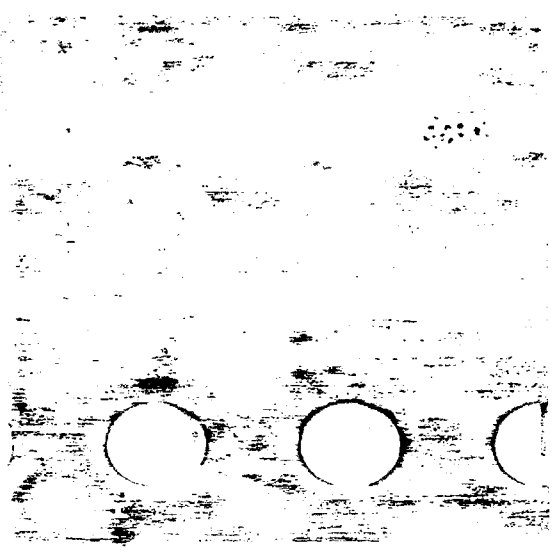
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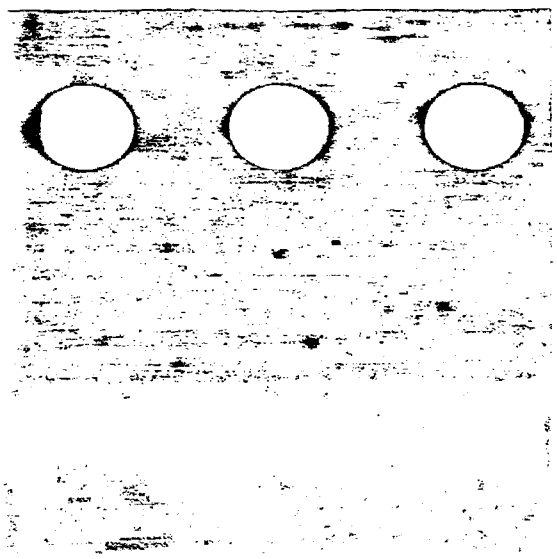
IDENTIFICATION REFERENCE

FEB 18 3 00 PM '88

DAVIDSON COUNTY, TN

8045 02/18 0101 03CHECK 2455.02





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7472 PAGE 235

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 873420.47
CON TX 2445.52
PRFEE 0.50
WDEED 9.00
TOTAL 2455.02
BANK 2455.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/88 01 15:01 0001 8045

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IDENTIFICATION REFERENCE

FEB 18 3 00 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 62820