WARRANTY DEED

BOOK 7509 PAGE 367

THIS INSTRUMENT WAS PREPARED BY mail

Jerry Lastelick, Esq., P. O. Box 59105, Dallas, TX 75229

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charley Pride	Charley Pride	
3198 Royal Lane (NAME)	P. O. Box 670507 (NAME)	13W 08620
(STREET ADDRESS OR ROUTE NUMBER) Dallas TX 75229	(STREET ADDRESS) Dallas TX 75367-0507	093-10-0 431.00
(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, FAIR PRODUCTIONS, INC. (formerly MUSIC CITY BOLT & SCREW CO., INC.)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLEY PRIDE

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:

TRACT NO. 1: Being Lot No. 65 and the northerly 4 feet of Lot No. 66 on the Plan of University Lots, called College Campus, not of record. Said Lot No. 65 and the northerly 4 feet of Lot No. 66 front together 29 feet on the westerly side of Third Avenue South, formerly College Street, and run back between parallel with and 181 feet south of the southerly margin of Franklin Street, 162 feet, more or less, to Hume or Almond Street;

TRACT NO. 2: Being the southerly 21 feet of Lot No. 66 and all of Lots Nos. 67, 68, 69, 70, 71 and 72, on the Plan of College Campus, not of record. Said part of Lot No. 66 and all of Lots Nos. 67, 68, 69, 70, 71 and 72, front together 177 feet on the westerly side of Third Avenue South, formerly College Street, and run back between parallel lines with the northerly margin of Peabody Street, 162 feet to the easterly margin of Hume Street. Being the same property conveyed to Music City Bolt and Screw Company, Inc., a Tennessee corporation, by deed from Eva R. Garfinkle, of record in Book 4559, Page 427, said Register's Office;

18978

IDENTIFICATION REFERENCE

APR 6 8 54 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

1605 04/06 0101 03CHECK 1126.50

unimproved ( )
This is improved (XXproperty, known as 300 (House Number) Peabody Street (Street) (P. O. Address) Nashville, TN (City or Town) 37210 (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 its hand this 4th day of January, 19 88

FAIR PRODUCTIONS, INC. (formerly MUSIC CITY BOLT & SCREW CO., INC.)

BY: H. C. Ransom
H. C. Ransom, Vice President

ATTEST: Jerry Lastelick
Jerry Lastelick, Secretary

Form 3

BOOK 7509 PAGE 368

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, 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 _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TEXAS)

COUNTY OF DALLAS)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Lastelick H. C. Ransom with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Secretary and Vice President respectively of the FAIR PRODUCTIONS, INC. the within named bargainor, a corporation, and that (he, they) as such Secretary and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said H. H. Ransom as such Vice President, and attesting the same by the said Jerry Lastelick as such Secretary.

WITNESS my hand and official seal at office at DALLAS, TEXAS on this 6 day of January, 1988

My Commission Expires: 10-22-90

Allyson Wist
Notary Public

ALLYSON WIST
Notary Public, State of Texas
My Commission Expires Oct. 22, 1990

WARRANTY DEED

FROM
FAIR PRODUCTIONS, INC.

TO
CHARLEY AND ROZENE PRIDE

RETURN TO:
Jerry Lastelick,, Esc.
P. O. Box 59105
Dallas, TX 75229

STATE OF TEXAS)

COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this conveyance is $ 400,000.00

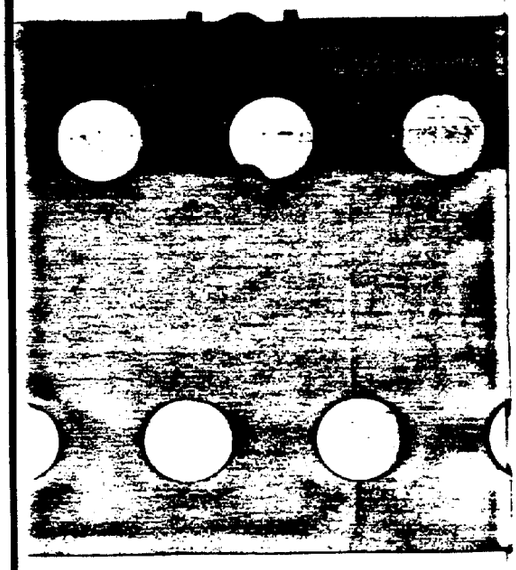
H. C. Ransom
H. C. Ransom, Vice President

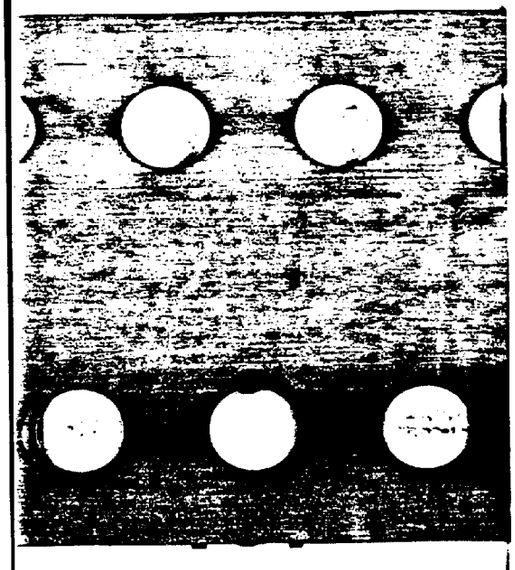
Subscribed and sworn to before me this 6 day of January, 1988

My Commission Expires: 10-22-90

Allyson Wist
Notary Public

ALLYSON WIST
Notary Public, State of Texas
My Commission Expires Oct. 22, 1990





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7509 PAGE 369

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	400000.00
CON TX	1120.00
PRFEE	0.50
WDEED	6.00
TOTAL	1126.50
CHECK	1126.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/05/88 01 0001 1605

18978

IDENTIFICATION REFERENCE

APR 6 8 54 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 77798