This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

BOOK 7532 PAGE 682

New Owner:	Send Tax Bill	Map-Parcel No.
Country Music Association, Inc. 7 Music Circle North Nashville, TN 37203	Same	Map 93-13 Parcels 335, 336 and 337

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Sound Stage Studios, Inc., a Tennessee corporation, ("Grantor") has bargained and sold, and by these presents does transfer and convey to the Country Music Association, Inc., ("Grantee") its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

A tract of land in the First Civil District of Davidson County, Tennessee, being the westerly 45 feet of the easterly 50 feet of Lot 51 on the Plan of Sigler's Addition, as of record in Plat Book 1, page 4, Chancery Court at Nashville, and being more particularly described as follows:

Beginning at a concrete monument on the southerly side of Hawkins Street that is 401 feet westerly from the west margin of 14th Avenue South and proceeding as follows: South 01 deg. 56' west a distance of 205.0 feet to a concrete monument, on the north margin of a 20 foot alley; thence, North 89 deg. 30' west a distance of 45.0 feet to a concrete monument; thence, North 01 deg. 56' east a distance of 205.0 feet to a concrete monument on the south side of Hawkins Street; thence, South 89 deg. 30' east a distance of 45.0 feet to the point of beginning, and containing 9,222 square feet more or less as per survey by Turner Engineering Company, dated December 11, 1968.

Land in Davidson County, Tennessee, being the westerly half of Lot No. 51 and all of Lot No. 52 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville. Said westerly half of Lot No. 51 fronts 50 feet on the southerly margin of Hawkins Street and runs back between parallel lines 205 feet to an alley. Said lot No. 52 fronts 100 feet on the southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

The above described property was conveyed to Sound Stage Studios, Inc., by deed from United Republic Life Insurance Company, a Pennsylvania Corporation of record in Book 6305, page 414, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee its successors and assigns forever.

26538

IDENTIFICATION REFERENCE

May 3 10 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except for taxes for the year 1988, and all easements and matters of public record, or as otherwise set forth herein. Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 2d day of May, 1988.

Sound Stage Studios, Inc.

By: Ronald W. Kerr Pres
Name and Title

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Ronald W. Kerr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2d day of May, 1988.

K. K. Campbell-Bell
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

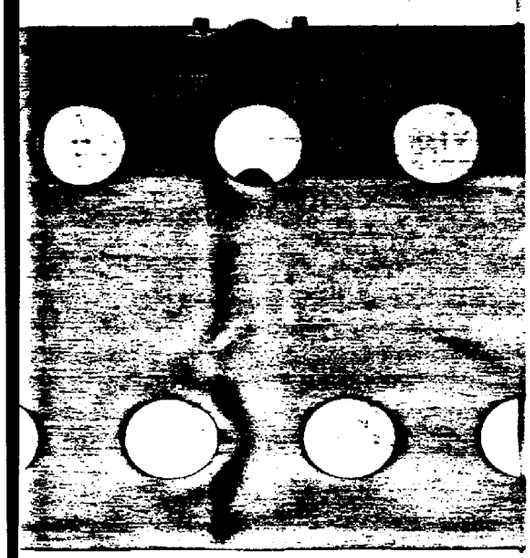
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

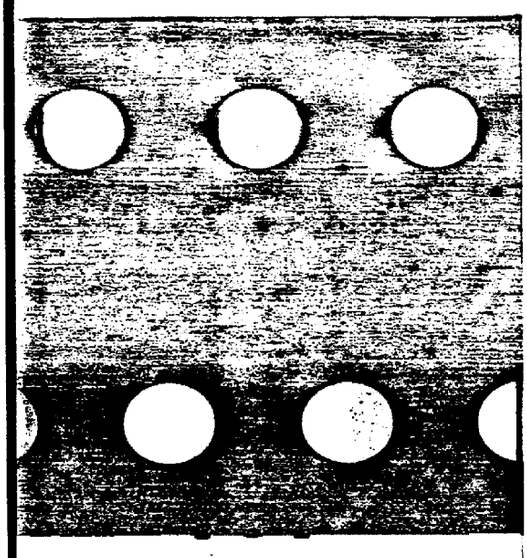
Ronald W. Kerr
Affiant

Sworn to and subscribed before me this the 2d day of May, 1988.

K. K. Campbell-Bell
Notary Public

My Commission Expires: 1-10-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7532 PAGE 684

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	
				385000.00
			CON TX	1079.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	1084.50
			CHECK	1084.50

05/03/88 01 10:25 0001 2420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26538

IDENTIFT REFERENCE

MAY 3 10 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86704