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BC+B (PHC)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Opryland USA Inc	Same	104-4-73, 104-4-74,
Attn: Ed Ellis (NAME)	(NAME)	
2802 Opryland Drive	Same	104-4-75, and
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		104-4-76
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Five Hundred Thousand and no/100 Dollars ($500,000.00)----- DOLLARS

cash in hand paid at closing, the receipt and sufficiency of which is hereby acknowledged,

AUG 29 4 03 PM '88
FLETA J. WILSON II REGISTER
DAVIDSON COUNTY, TN

6 2 9 5 5

IDENTIFICATION REFERENCE

we, CECIL D. SIMMONS and wife, BECKIE SIMMONS,

have bargained and sold, and by these presents do transfer and convey unto the said OPRYLAND USA INC

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson 2018 08/29/88 03:01 03CHECK 1659.50 County, State of Tennessee, described as follows:

TRACT I:

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the O. B. Hayes, First Plan of Small Lots, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 99 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and extends back westerly between parallel lines, 147 feet, more or less, to an alley in the rear.

Being the same property conveyed by Warranty Deed from Bessie Irene Rousseau Citti, Mary Elizabeth (Betti) Rousseau Calhoun, Joseph Robert Citti, and Hattie Smothermon to Cecil D. Simmons as of record in Book 4825, page 195, Register's Office for Davidson County, Tennessee.

TRACT II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Part of

Being Lots Nos. 100 and 101 in O. B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville, also a small triangle out of Old Addison Street, now closed, described together according to survey made by Erle Drake, County Surveyor, September 13, 1963, as follows:

CONTINUED ON ATTACHED EXHIBIT A

This is unimproved ( ) improved (X) property, known as 1702 and 1704 Grand Avenue, 63 and 65 Music Square West (House Number) (Street)
Nashville, Tennessee 37212
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 29th day of August, 1988.

Cecil D. Simmons
CECIL D. SIMMONS

Beckie Simmons
BECKIE SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CECIL D. SIMMONS and wife, BECKIE SIMMONS

the bargainor S, 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 and official seal at Nashville, Tennessee, this 29th day of August, 19 88.

My commission expires 7-13-91 Notary Public Linda S. Connelly

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 500,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Cecil D. Simmons

Sworn to and subscribed before me
this 29th day of August, 19 88.

My commission expires 7-13-91 Notary Public Linda S. Connelly

This instrument was prepared by:

WOODS & WOODS, 121 Seventeenth Avenue South, Nashville, Tennessee 37203

Name Address

WARRANTY DEED

FROM

CECIL D. SIMMONS and wife,

BECKIE SIMMONS

TO

OPRYLAND USA INC

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A
(Property Description Continued from Page 1 of Warranty Deed)

Said lot or parcel of land fronts 43.92 feet on the northerly side of Grand Avenue and runs back between parallel lines, parallel with and 65 feet westerly from the westerly margin of 17th Avenue South, a distance of 100 feet to a dead line.

Being the same property conveyed by Warranty Deed from J. Ross Cheshire, Jr., Trustee for Ethel Lorene Connor, pursuant to the terms of the Trust created under the Will of Ethel C. Bacherig of record in Will Book 117, page 327, County Court Clerk's Office, Davidson County, Tennessee, to Cecil D. Simmons as of record in Book 6408, page 575, Register's Office for Davidson County, Tennessee.

TRACT III:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 42-1/2 feet of Lot No. 101 and the westerly 42-1/2 feet of the south 40 feet of Lot No. 100 on the Map of O. B. Hayes' Plan of Small Lots, as of record in Book 1, page 69, Chancery Court at Nashville, and described as follows:

BEGINNING at the northeast intersection of Grand Avenue and the first alley west of 17th Avenue, South, being the southwest corner of Lot No. 101; thence northerly along the east margin of said alley, 90 feet to a 10-foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101; thence easterly parallel to and 10 feet south of the line between lots 99 and 100, 42-1/2 feet; thence at right angles southwardly 90 feet to the north margin of Grand Avenue; thence with the same, westerly 42-1/2 feet to the beginning.

Being the same property conveyed by Warranty Deed from John T. Hailey, Jr. and wife, Anne S. Hailey to Cecil D. Simmons as of record in Book 6408, page 572, Register's Office for Davidson County, Tennessee.

TRACT IV:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 100 and 101 on the plan of O. B. Hayes' Small Lots, as of record in Plan Book 1, pages 69 and 81, Chancery Court at Nashville, and part of Addison Street lying between said two lots and the westerly line of 17th Avenue South, as now established, formerly Addison Street, described as follows:

Beginning at the northwest corner of Grand Avenue and 17th Avenue South, formerly Addison Street; thence with the northerly margin of Grand Avenue, westwardly 65 feet; thence northwardly and parallel to 17th Avenue South, 100 feet to the southerly line of Lot No. 100; thence with said line, eastwardly 65 feet to the westerly margin of 17th Avenue South; thence with same, southwardly 100 feet to the beginning.

Being the same property conveyed by Deed from Lillian Seligman, a widow, to Cecil D. Simmons as of record in Book 6355, page 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Property is subject to easement for sewer as shown on plans in Office of City Engineer of City of Nashville.

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 500000.00
CON TX 1650.00
PRFEE 0.50
WDEED 9.00
TOTAL 1659.50
CHECK 1659.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08-29-88 02 16-04 0001 2018

62955

IDENTIFICATION REFERENCE

Aug 29 4 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 128517