STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 31 DAY OF OCTOBER, 1988.

Notary Public

My Commission Expires: 3-11-91

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 3348
Nashville, TN 37219-0348
(615)244-2070

FOR REGISTER'S USE ONLY
FILED
1988 NOV 4 AM 8:45

Address New Owner:

AL JOLSON ENTERPRISES, INC.
114 17th Avenue South
Nashville, TN 37203

Send Tax Bills To:

--SAME--

Map-Parcel Numbers:

MAP 92-16
PARCEL 228
3194 11/01 0101 03CHECK 1112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, YOUNG'UN SOUND, INC., hereinafter called the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto AL JOLSON ENTERPRISES, INC., hereinafter called the "GRANTEE", its 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 a part of Lot No. 223 on the McNairy's Plan of West Nashville, of record in Minute Book "C", pages 135 and 137, of the Chancery Court at Nashville, and being a part of which is known as Fort Houston property, and described according to a copy of a survey thereof made by T. R. Sanford, dated August 21, 1956, as follows:

Beginning at the southeast corner of 17th Avenue South, formerly Addison Street and McGavock Street; thence along the southerly margin of McGavock Street, easterly 100 feet; thence southerly along a line established by Lackey and Riddle, 87-1/2 feet to a point; thence westerly 96 feet to the easterly margin of 17th Avenue South; thence with said Avenue, northwesterly 87-1/2 feet to the beginning.

Being the same property conveyed to Monument Recording Studios, Inc. by deed from Monument Record Corporation of record in Book 4990, page 887, said Register's Office; By successive amendments to charter (name change) of record in Book 4999, page 591, and Book 5378, page 485, said Register's Office, title is held in the name of Young'Un Sound, Inc.

THIS IS IMPROVED PROPERTY KNOWN AS:
114 17th Avenue South, Nashville, Tennessee 37203

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 my hand this 21st day of October, 1988.

YOUNG'UN SOUND, INC.

BY: _____
JERRY STEMBRIDGE, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared JERRY STEMBRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the PRESIDENT of YOUNG'UN SOUND, INC., a Corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the YOUNG'UN SOUND, INC. Corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21st day of October, 1988.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/11/91

81567

Nov 1 1 46 PM '88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 7692 Page 418-A

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED				MO TAX - STATE TAX MORT	
TD - TRUST DEED		UCC - UNIFORM COMMERCIAL CODE		PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

CAMT

335000-00

CON TX 1105.50

PRFEE 0.50

WDEED 6.00

TOTAL 1112.00

CHECK 1112.00

11/01/88 01 13:48 0001 3194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8156 7.

IDENTIFI REFERENCE

Nov 1 1 46 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No.149821