agh1429:11/01/88
MGB010

BOOK 7695 PAGE 486

FROM: Larry L. Butler and wife, Peggy Butler

This instrument prepared by: (KAB)
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

TO: Duck Soup Music Group, Inc.

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Duck Soup Music Group, Inc. 1111 17th Avenue South Nashville, Tennessee	Same	104-4-106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 600,000.00 .

Affiant

Subscribed and sworn to before me, this the 2 day of November, 1988.

Notary Public

My Comm. Expires: 1/11/92

G. HARMON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Larry Butler, also known as Larry L. Butler and wife, Peggy Butler, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Duck Soup Music Group, Inc., herein called "GRANTEE", its successors, representatives, and assigns, forever, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto.

This is improved property known as 1111 17th Avenue South, Nashville, Tennessee.

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 successors, representatives, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth in Exhibit B; and GRANTOR does further covenant and bind GRANTOR and GRANTOR'S heirs, representatives, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives, 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.

IN WITNESS WHEREOF, the undersigned have executed this Deed this 1st day of November, 1988.

Larry L. Butler

Peggy Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry L. Butler and wife, Peggy Butler, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 11/12/90

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Tract No. 17, on the Plan of O. B. Hayes, Large Lots, "Rokeby", as shown on Plat of record in Plat Book 4885, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a particular description.

Being the property conveyed to Larry Butler, a/k/a/ Larry L. Butler, by Deed of record in Book 5635, page 154, Book 5729, page 69, and Book 6000, page 400, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Permitted Encumbrances

1. Real property taxes for 1989, and subsequent years, a lien but not yet due and payable.

2. All matters shown on Plat recorded in Book 4885, page 15.

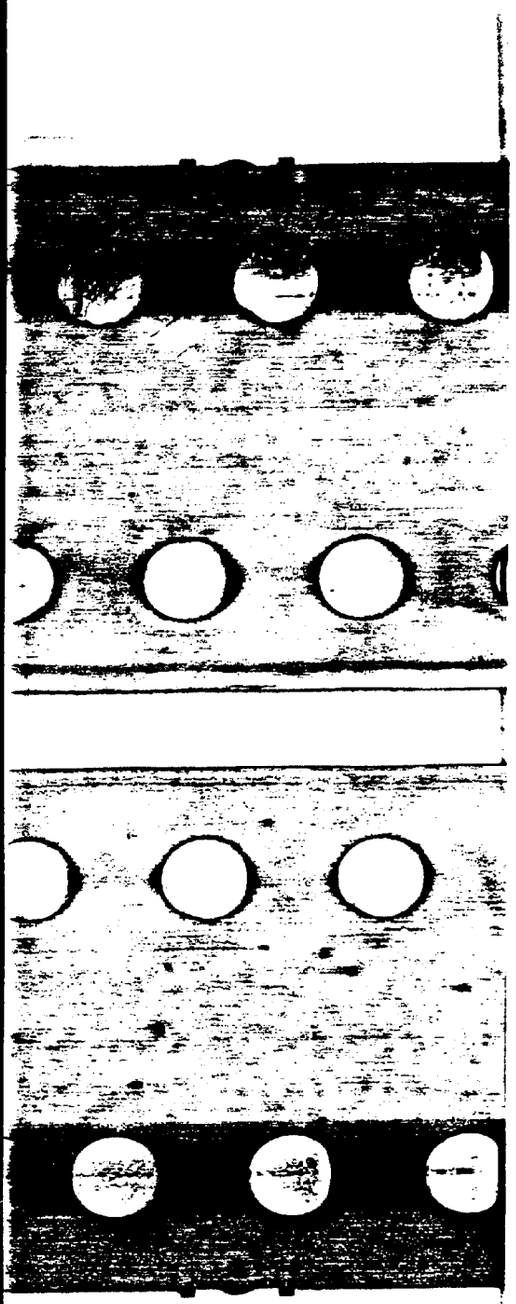
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IDENTIFICATION REFERENCE

Nov 3 12 22 PM '88

FELIX Z WILSON IV RECORDER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7695 PAGE 490

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 600000.00
CON TX 1980.00
PRFEE 0.50
TDEED 12.00
ERR CO
TDEED 12.00-
MDEED 12.00
TOTAL 1992.50
CHECK 1992.50

11/03/88 01 12:23 0001 4179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8247.7

IDENTIFI REFERENCE

NOV 3 12 21 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150786