File #1

BOOK 7915 PAGE 755

WARRANTY DEED

New Owner: Mike Curb, et ux
3907 W. Alameda Ave., 2nd Floor
Burbank, CA 91505

Send Tax Bills To: -Same-

Map/Parcel: 92-16-423

Prepared By: Joe Saperstein, aty.
95 White Bridge Road
Nashville, TN 37205

For $450,000.00 cash in hand paid by the Grantees named hereafter, the receipt of which is acknowledged, the B & C Company, a TN GENERAL PARTNERSHIP, composed of Mike Borchetta, Martin Silver and Richard L. Cammeron, Grantor, has bargained and sold and by these presents does hereby transfer and convey to Mike Curb ET UX Linda Curb as community property, the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON CO., TN described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of O. B. Hayes Subdivision of Small Lots, as of record in Plan Book 1 Page 69, Chancery Court at Nashville.

SAID Lot No. 24 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont Avenue and extends back between parallel lines with the southerly margin of South, formerly Catron Street, 150 feet to an alley.

58085

IDENTIF. REFERENCE

AUG 15 4 13 PM '89

FELIX Z. WH... REGISTER
DAVIDSON COUNTY TN.

6037 08/15 0101 03CHECK 1498.00

Being the same property conveyed to B & C Company by quitclaim deed in Deed Book 7915 Page 752, Register's Office for Davidson County, Tennessee.

Being also the same property described as Lot 24 on the Plan of O. B. Hayes Subdivision of Small Lots, as of record in Plan Book 1, Page 81, Chancery Court at Nashville, in prior deeds commencing with deed of record in Book 273, August 2, 1902, from W. W. Martin and Elizabeth Hayes Martin to W. M. Sidebottom and wife, Marie A. Sidebottom.

This is improved property known as:

47 Music Square East
Nashville, TN 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 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.

Excuted this 11th day of Aug., 1989.

B & C Company, a
Tennessee General Partnership
By: _____

Richard K. Cammack
general Partner
by M. J. Burch
attorney in fact

general Partner

Martin Sidebottom
general partner
by M. J. Burch
attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared, Mike Borchetta, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of B & C COMPANY, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 11th day of August, 1989.

B & C Company, A Tennessee General Partnership
By: M. Borchetta, General Partner
Mike Borchetta, General Partner

D. Annette Burton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/8/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of August, 1989, before me personally appeared Mike Borchetta, to me known to be the person who executed the foregoing instrument, on behalf of Martin Silver and Richard L. Cammeron, as General Partners of B & C Company, a Tennessee General Partnership, and acknowledged that he executed the same as the free act and deed of the said Martin Silver and Richard L. Cammeron.

B & C Company, a Tennessee General Partnership
Martin Silver, General Partner
By: M. Borchetta Attorney In Fact
Mike Borchetta, Attorney In Fact

B & C Company, a Tennessee General Partnership
Richard L. Cammeron, General Partner
By: M. Borchetta, Attorney In Fact
Mike Borchetta, Attorney In Fact

D. Annette Burton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/8/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

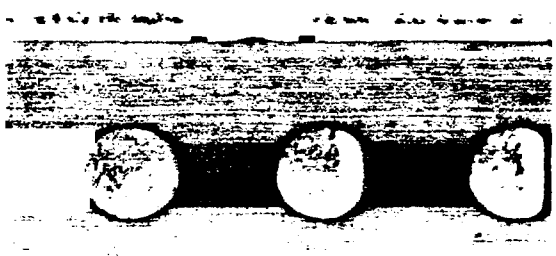
Subscribed and sworn to before me this 11th day of August, 1989.

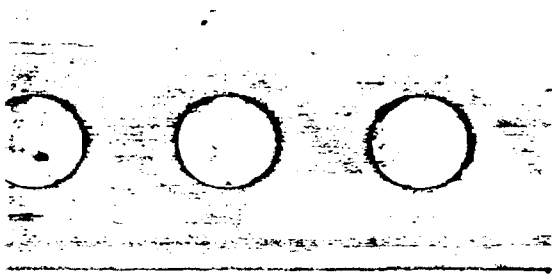
Joe Sapienstein
AFFIANT

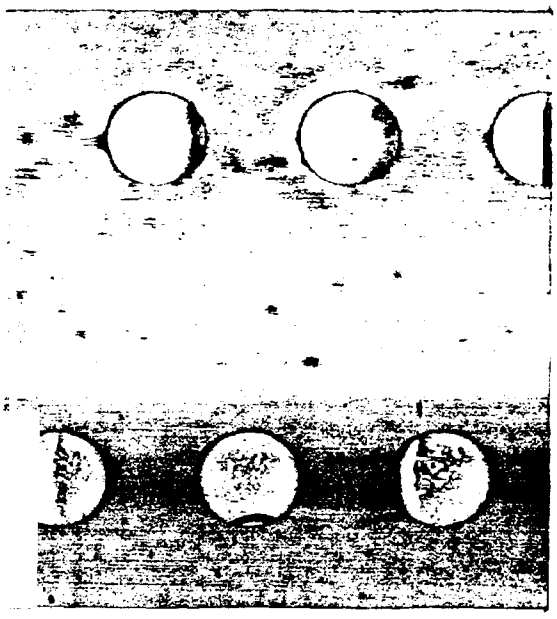
D. Annette Burton
Notary Public

NOTARY PUBLIC AT LARGE

My commission expires 5/8/91







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 759

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 450000.00
CON TX 1485.00
PRFEE 1.00
WDEED 12.00
TOTAL 1498.00
CHECK 1498.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/89 01 16:15 0001 6037

58085

IDENTIF. TREFERENCE

AUG 15 4 13 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 239307