FILE BOX "7" FILE NO. 25876

BOOK 8056 PAGE 805

car2528/lrn:2/26/90
HFW005-001

FROM: LORIMAR MUSIC PUBLISHING, INC., A CALIFORNIA CORPORATION

TO: 1209 PROPERTIES, A PARTNERSHIP
TO: COMPOSED OF JOE GALANTE, STAN MORESS AND RICHARD LANDIS

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
1209 Properties, a partnership composed of Joe Galante, Stan Moress & Richard Landis 1209 16th Avenue, South Nashville, Tennessee 37212	SAME	Map 104-4 Parcel 221

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1990.

Notary Public

My Comm. Expires: 3/27/93

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, Lorimar Music Publishing, Inc., a California corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 1209 Properties, a partnership composed of Joe Galante, Stan Moress and Richard Landis, hereinafter called "GRANTEE", its successors and assigns, 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 BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A, and all other matters of record.

This is improved property known as 1209 16th Avenue South, Nashville, Tennessee 37212.

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 A and all other matters of record; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS its hand this 28th day of Feb, 1990.

LORIMAR MUSIC PUBLISHING, INC.

BY: Timothy J. Wipperman

TITLE: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Timothy J. Wipperman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Lorimar Music Publishing, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 1990.

Carol R. Lodge
NOTARY PUBLIC

NOTARY PUBLIC LARGE OF TENN.

My Commission Expires: 3/27/93

07889

IDENTIF. TREFERENCE

MAR 2 2 05 PM '90

DAVIDSON COUNTY

2000 03/02 0101 03CHECK 835.00

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Belmont Land Co. Subdivision of Lot No. 23 of O. B. Hayes' large lots, as of record in Book 204, page 207, Register's Office for said County.

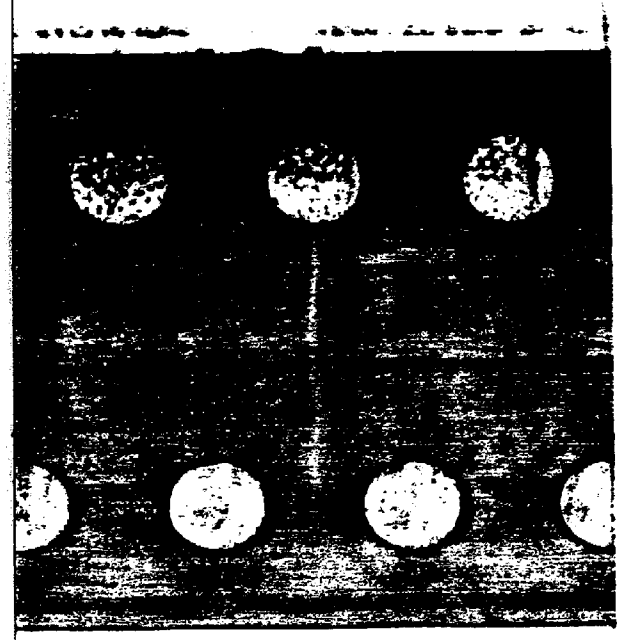
Said Lot No. 9 fronts 50 feet on the westerly side of 16th Avenue, South, formerly Belmont Avenue, and runs back between parallel lines 153-3/4 feet to an alley.

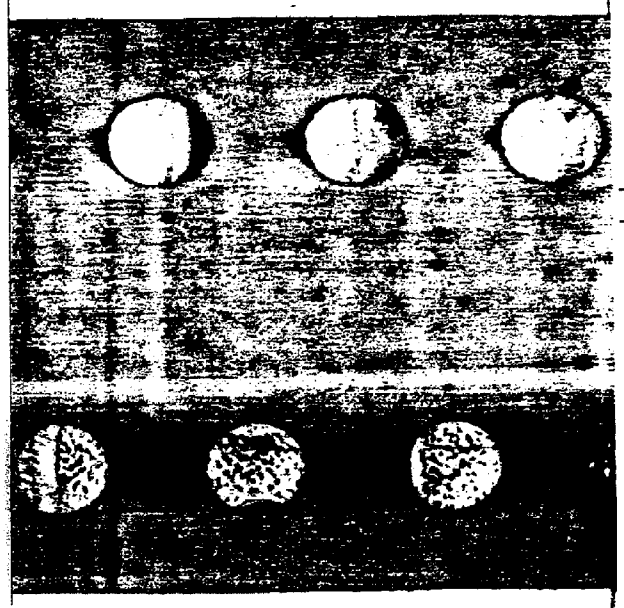
Being the same property conveyed to Lorimar Music Publishing, Inc., a California corporation, by deed from Oak Ridge Boys Properties, a partnership consisting of Joe Bonsall, Richard Sterban, Duane Allen and William Lee Golden, of record in Book 7246, page 730, said Register's Office.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. The Plan of record in Book 204, page 207, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 808

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 250000.00
CON TX 825.00
PRFEE 1.00
MDEED 9.00
TOTAL 835.00
CHECK 835.00

03/02/90 01 14:03 0001 9000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07889

IDENTIF. REFERENCE

MAR 2 2 05 PM '90

DAVIDSON COUNTY TN.

No. 297511