BOOK 8295 PAGE 578

SPECIAL WARRANTY DEED

FROM: Travis Anderson, Grantor

TO: Can Do Music Group, Inc., a Tennessee corporation, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
P. O. Box 40366 Nashville, TN 37204	Same	42-3-71

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8186 02/20 0101 03CHECK 23.50

The actual consideration or value, whichever is greater, for this transfer is Five Thousand Dollars ($5,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of January, 1991.

Notary Public

My Commission Expires: 5/16/93

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Travis Anderson, Grantor, a single man, has bargained and sold, and by these presents does transfer and convey unto the said Can Do Music Group, Inc., a Tennessee corporation, Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot 101 on the Plan of Primrose Acres, as of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee. Said Lot 101 fronts 103 feet on the easterly side of Ronnie Road and extends back 233.6 feet on the northerly line and 299.85 feet on the southerly line, which is a broken line, to a broken line in the rear measuring 265 feet thereon. Being the same property conveyed to Travis Anderson by

Trustee's Deed from Robert L. Callis of record in Book 7873, page 678, said Register's Office.

This is improved property, known as 914 Ronnie Road, 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 and assigns, forever.

And Grantor does covenant with the said Grantee that said land is unencumbered and unrestricted as to any matters arising by, through or under Grantor; but not further or otherwise; and furthermore that this warranty shall not apply to the lien for real estate taxes, or penalty and interest thereon, or to any matter arising by, through or under Grantor's predecessors in title.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, 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 claiming by, through or under the Grantor.

Witness our hands this 30th day of January, 1991.

TRAVIS ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marilyn Sutherland, a Notary Public of said County and State, TRAVIS ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of January, 1991.

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/14/93

93972

IDENTIF. REFERENCE

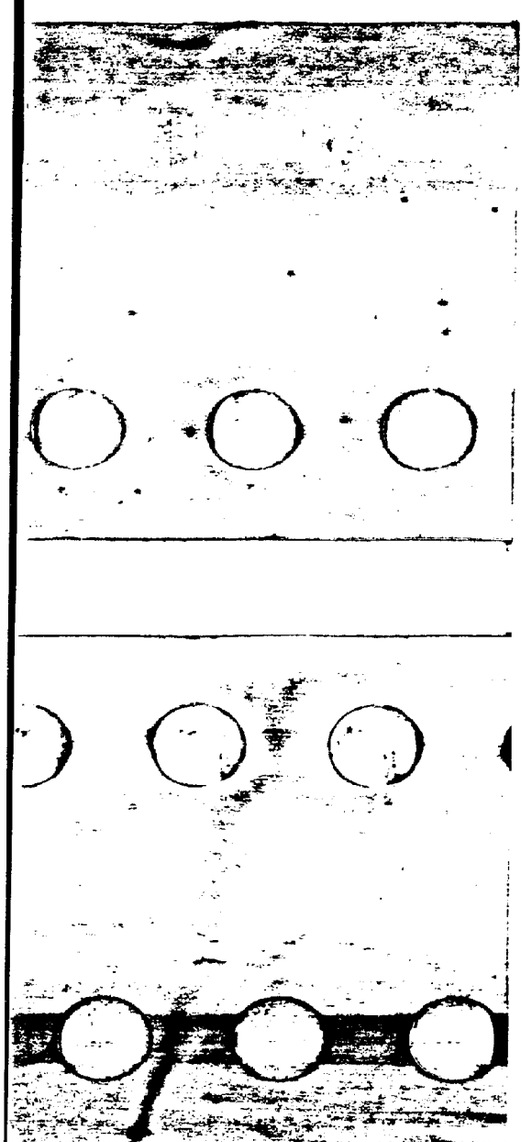
FEB 20 1 36 PM '91

FELIX Z. MILLSHIRE, REGISTER
DAVIDSON COUNTY TN.

7497R/01-24-91

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	5000.00
CON TX	16.50
PRFEE	1.00
WDEED	6.00
TOTAL	23.50
CHECK	23.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/20/91 13:37 0001 8186

9 3 9 7 2

IDENTIF. TREFERENCE

FEB 20 1 36 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398450