This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street Suite 2800
Nashville, Tennessee 37219

BOOK 8363 PAGE 689

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Music Row Investments, Inc.	Same	Map 104-4
2455 Long Hollow Pike		Parcel 116
Hendersonville, TN 37075		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM J. GREGG and wife, BARBARA D. GREGG, hereinafter the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto MUSIC ROW INVESTMENTS, INC., a Tennessee corporation, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 7 on the Plan of Criddle & Scruggs Subdivision of Lot 7, O.B. Hayes' Plan of Large Lots, as of record in Book 57, Page 62, Register's Office for Davidson County.

Said Lot No. 7 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to William J. Gregg and wife, Barbara D. Gregg by deed from Scarritt College for Christian Workers as recorded in Book 5577, Page 355, Register's Office for Davidson County, Tennessee.

This is improved property known as 1023 17th 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 said GRANTEE, its heirs, successors and assigns, forever.

GRANTORS do further covenant with said GRANTEE that GRANTORS 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 GRANTORS do further covenant and bind themselves, their 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 24th day of May, 1991.

WILLIAM J. GREGG

BARBARA D. GREGG

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 WILLIAM J. GREGG, the bargainor, 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 and official seal at NASHVILLE, DAVIDSON County, Tennessee, this 24th day of MAY, 1991.

Notary Public

My Commission Expires: 3-25-95

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 BARBARA D. GREGG, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, DAVIDSON County, Tennessee, this 24th day of MAY, 1991.

Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

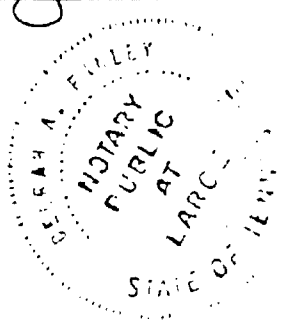
The actual consideration for this transfer or value of property (whichever is greater) is $ 125,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of May, 1991.

Notary Public

My Commission Expires: 3-25-95

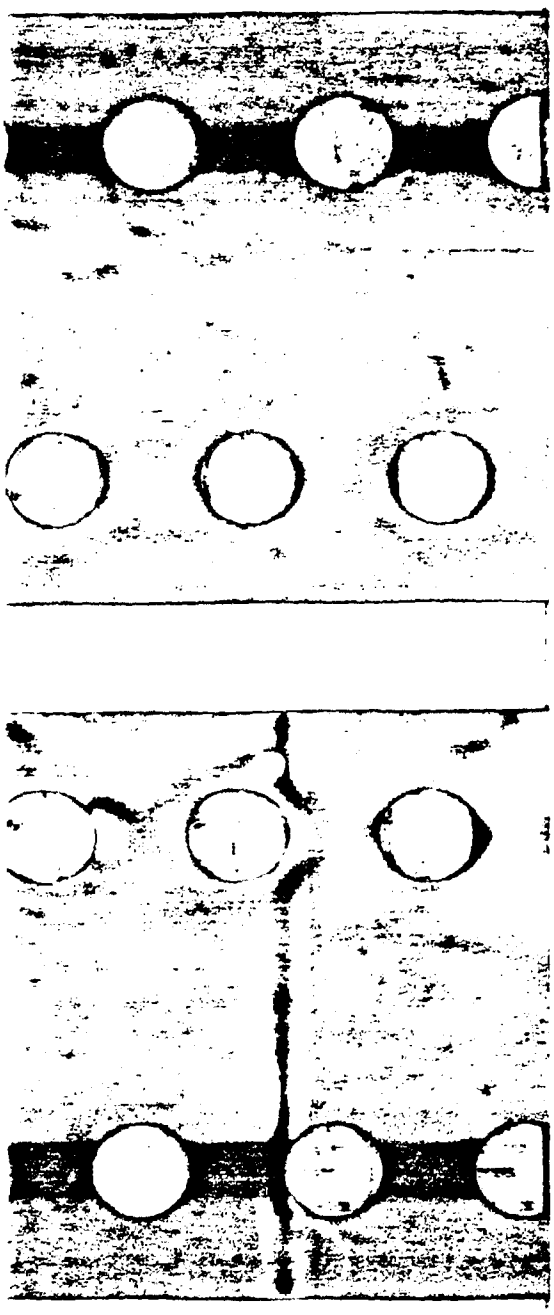


18572

TENNESSEE REFERENCE

MAY 31 3 04 PM '91

7077 05/31 0101 03CHECK 422.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8363 PAGE 692

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 125000.00
CON TX 412.50
PRFEE 1.00
WDEED 9.00
TOTAL 422.50
CHECK 422.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05 0001 7077

18572

IDENTIFICATION REFERENCE

MAY 31 3 04 PM '91

No. 426624