STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $542,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 1992.

Notary Public

My Commission Expires: 7/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Zomba Recording Corporation		092-16-316
137-139 W. 25th Street	SAME	10W 06900
New York, NY 10001		104-04-062
		10W 06905

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESTER B. ATKINS AND H. RAY RAGSDALE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ZOMBA RECORDING CORPORATION**, hereinafter called the Grantee, its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:
Being Lot No. 161 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 161 fronts 50 feet on the easterly side of 19th Avenue South, formerly Laura Street, and runs back between parallel lines 150 feet to an alley.

TRACT II:
Being Lot No. 162 on the Map of O.B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 162 fronts 50 feet on the easterly side of 19th Avenue South, formerly Laura Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Chester B. Atkins and H. Ray Ragsdale by deed from Thomas P. Glaser, Charles Glaser and James Glaser, of record in Book 7664, page 660, Register's Office for Davidson County, Tennessee.

93694

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN

Subject property is not the usual place of residence of either of the Grantors.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

This is improved property, known as 914-916 19th Avenue South, 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 Grantee, its successors, and assigns, forever; and we do covenant with the said Grantee 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 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 our hands this 19th day of March, 1992.

Chester B. Atkins

H. Ray Ragsdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHESTER B. ATKINS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 1992.

Notary Public

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

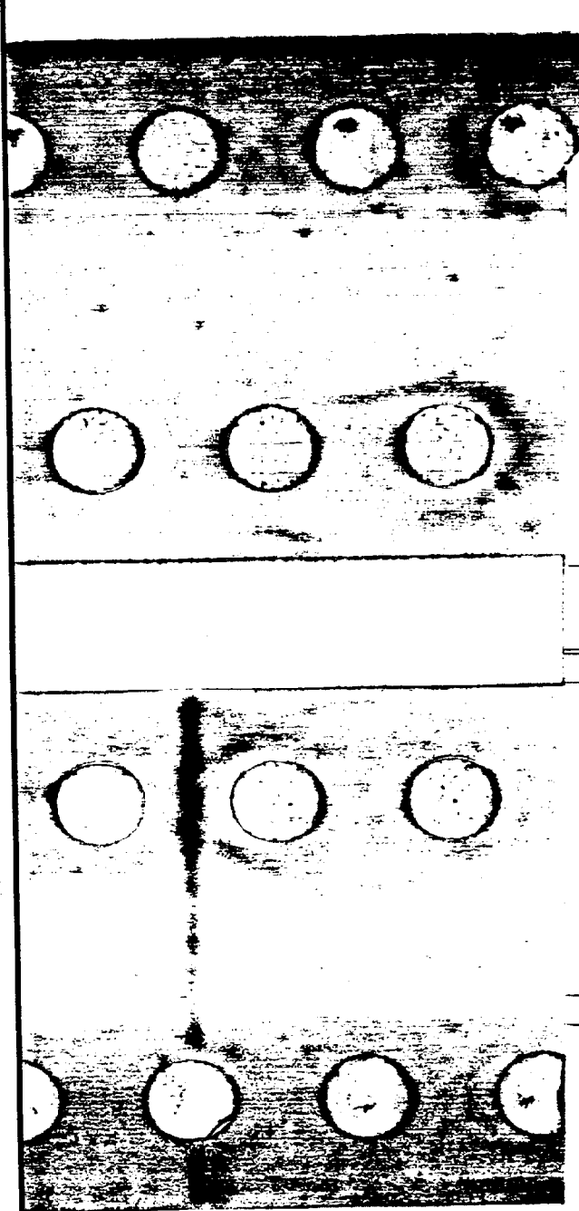
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. RAY RAGSDALE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 1992.

Notary Public

My Commission Expires: 7/23/94

6827 03/19 0101 03CHECK 2012-40



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

RECEIVED OF _____

FOR _____

BOOK 8578 PAGE 431

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 542000.00
				CON TX 2005.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 2012.40
				CHECK 2012.40
03/19/92	01			10:40 0001 7987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93694

IDENTIFICATION REFERENCE

MAR 19 10 39 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 512399