Return to
B.W. Mc Machin
P.O. Box 198947
Nashville, Tn 37219

This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203.

BOOK 8846 PAGE 677

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
B & A Hyder Trucking Co., Inc. 1605 Horton Street Nashville, TN 37212	Same	Map 104-8-C Parcel 3

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 is hereby acknowledged, MERIT MUSIC CORPORATION, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B & A HYDER TRUCKING CO., INC., a Florida corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Peabody Square Condominiums, as of record in Plat Book 6250, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Merit Music Corporation, a Tennessee corporation, by Warranty Deed from J. Melville Armstrong and wife, Kay W. Armstrong, of record in Book 7450, page 323, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. The Plan of record in Book 6250, page 177, said Register's Office.

2. The Master Deed and By-Laws of Peabody Square Condominium Owner's Association of record in Book 6404, page 545, Register's Office, Davidson County, Tennessee.

3. All other easements and restrictions of record and 1993 real property taxes, which have been prorated and assumed by the Grantee.

This is improved property known as 1605 Horton Street, Nashville, TN 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 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 successors 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 the 19th day of January, 1993.

MERIT MUSIC CORPORATION

By: _____
Guy E. Beatty, President

[F:\CAH\MERITB&A.DED\01/15/93]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of January, 1993.

My Commission Expires:

September 16, 1995

NOTARY PUBLIC

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, Sandra Souther-Beckley, a Notary Public in and for said county and state, the within named GUY E. BEATTY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be a the President of Merit Music Corporation, the within named bargainor, a Tennessee corporation, and that he, as such President, executed the within instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

Witness my hand and official seal at Fairfax County, Virginia this the 19th day of January, 1993.

My Commission Expires:

10-31-93

NOTARY PUBLIC

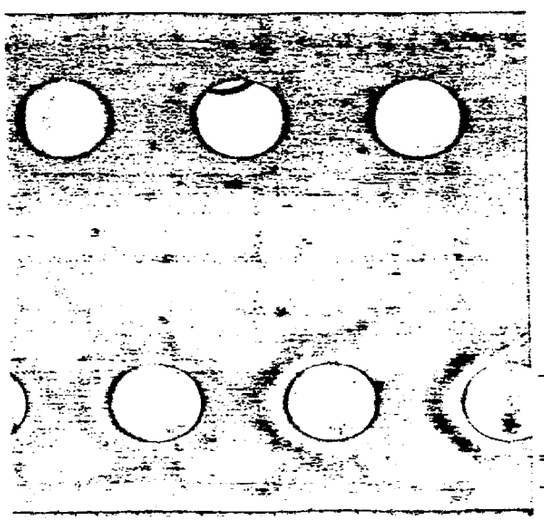
85436

IDENTIFICATION REFERENCE

JAN 22 2 09 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

B978 01/22 0101 03CHECK 323.50



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

RECEIVED OF _____

FOR _____

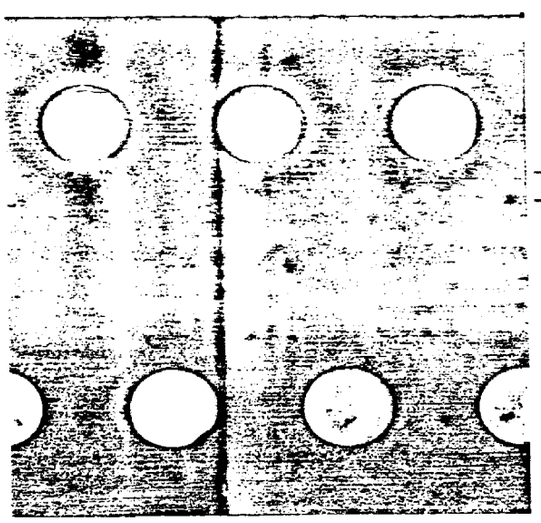
BOOK 8846 PAGE 679

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

01/22/93 01 14:01 0001 8978



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.4.3.6.

IDENTIFICATION REFERENCE

JAN 22 2 08 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613707