56804

41

IDENTIF. ↑ REFERENCE

This instrument prepared by:
CHEATHAM & PALERMO, ATTORNEYS
43 Music Square West
Nashville, TN 37203

93 AUG 27 PM 4:29

WARRANTY DEED

FROM: MELUDY ENTERPRISES, INC.

TO: WORLD CLASS TALENT, INC.

BOOK 9061 PAGE 124

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
World Class Talent, Inc. 48 Music Sq. East Nashville TN 37203	Same	Map 93-13 Parcel 153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 1993.

Notary Public

My commission expires: July 23, 1994

FOR AND IN CONSIDERATION OF the sum of Five Hundred Seventy-Five Thousand Dollars ($575,000.00), MELUDY ENTERPRISES, INC., a Tennessee Corporation, has bargained and sold, and by these presents do transfer and convey unto WORLD CLASS TALENT, INC., a corporation, 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 the southerly 42 feet front and 39.1 feet rear of Lot No. 58 and all of Lot No. 59 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated August 15, 1968, as follows:

Beginning at a cut in the sidewalk at the northeast intersection of 16th Avenue South and South Street; thence with the margin of 16th Avenue South, northwardly 128 feet; thence eastwardly 164.9 feet to the westerly margin of an alley; thence with the margin of same, southerly 125.1 feet to an iron pin in the northerly margin of South Street; thence with the margin of South Street, westerly 163.4 feet to the beginning.

Being the same property conveyed to MELUDY ENTERPRISES, INC., by deed from Lonnie Melvin Tillis and wife, Julia A. Tillis, of record in Book 7932, page 661, Register's Office of Davidson County, Tennessee.

The above property is conveyed subject to a reservation for ten (10) parking spaces located on the southerly 42 feet front and 39.1 feet rear of Lot 58 reserved by MCA, Inc., in a deed to JACO, Inc., of record in Book 5205, page 505, said Register's Office.

This is improved property known as 48 Music Square West, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate together with the appurtenances, estate, title, and interest belonging to the said WORLD CLASS TALENT, INC., its successors and assigns, forever. Grantor covenants with the said WORLD CLASS TALENT, INC., that it

is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth above.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant and forever defend the title to said real estate to WORLD CLASS TALENT, INC., its successors and assigns against the lawful claims of all persons.

Witness my hand this 27th day of August, 1993.

MELUDY ENTERPRISES, INC.

By Rose Palermo
Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

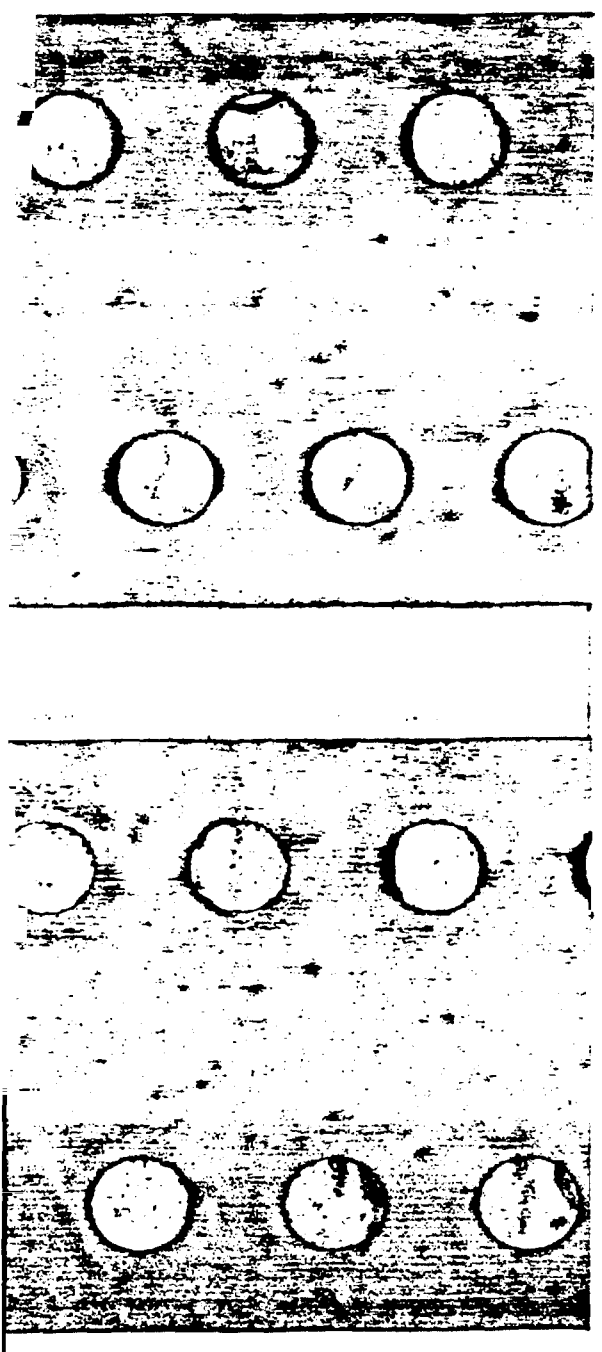
Before me, Jane Ann Wheeler, a Notary Public of the State and County aforesaid, personally appeared ROSE PALERMO with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice-President of MELUDY ENTERPRISES, INC., a corporation, and that she as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of August, 1993.

Jane Ann Wheeler
Notary Public

My commission expires: July 26, 1997

4996 08/27 0101 03CHECK 2132.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9061 PAGE 126

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	
			575000.00	
			CON TX	2127.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2136.50
			CHECK	2136.50
08/27/93	01		16:28 0001	4969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56804
IDENTIF. # REFERENCE

93 AUG 27 PM 4:29

No. 691259