This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
IMS, a Tennessee General Partnership
2 Music Circle East
Nashville, Tennessee 37203

SEND TAX BILL:
NEW OWNER

MORTGAGEE:

MAP AND PARCEL:
MAP 93-13
GROUP
PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard H. Carpenter and John G. Logan, III, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto IMS, a Tennessee General Partnership, hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots 318 and 319 on the plan of McNairys West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, Tennessee.

SAID Lots 318 and 319 front together 100 feet on the southerly side of Laurel, formerly Locust Street and extends back between parallel lines 175 feet to an alley.

INCLUDED in the above description but conveyed by Kiyono Corporation to The Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 5277, page 105, Register's Office for Davidson County, Tennessee as follows:

BEING part of Lots 318 and 319 on the Plan of McNairys West Nashville Lots, as of record in Minute Book "C", pages 136 and 137 Chancery Court of Nashville, Tennessee.

BEGINNING at a point in the existing southerly right-of-way line, of Laurel Street, said point being a highway monument marking the westerly right-of-way line of Interstate 40; thence along said southerly right-of-way line South 62 deg. 36' West 100.00 feet to a point; thence South 27 deg. 18' East 10.50 feet to a point; thence North 62 deg. 36' East 100.00 feet to a point; thence North 27 deg. 18' West 10.50 feet to the point of beginning and containing 1,050 square feet.

BEING the same property conveyed to Richard H. Carpenter and John G. Logan, III, as tenants in common, by deed from Kiyono Corporation, as of record in Book 5836, page 467, Register's Office for Davidson County, Tennessee.

Margaret Ellen Carpenter and Susan Schoggen Logan join in this conveyance to convey any and all rights they may have in the subject property.

This is improved property known as 2 Music Circle East, Nashville, TN 37203.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. The premises conveyed hereby are subject to the following encumbrances, to wit:

1) Notice of State Tax Lien in favor of Department of Revenue, State of Tennessee, of record in Book 8494, page 819, Register's Office for Davidson County, Tennessee;

2) Notice of Federal Tax Lien in favor of the Internal Revenue Service of record in Book 8911, page 186, Register's Office for Davidson County, Tennessee;

3) Notice of Federal Tax Lien in favor of the Internal Revenue Service of record in Book 9073, page 705, Register's Office for Davidson County, Tennessee;

4) Abstract of Complaint and Notice of Lien Lis Pendens of record in Book 9029, page 875, Register's Office for Davidson County, Tennessee;

5) 1993 property taxes, a lien which is expressly assumed by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said IMS, a Tennessee General Partnership, forever; and we, Richard H. Carpenter and John G. Logan, III, 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 10th day of September, 1993.

Richard H. Carpenter

John G. Logan, III

Margaret Ellen Carpenter

Susan Schoggen Logan, by John G. Logan, III, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard H. Carpenter and wife, Margaret Ellen Carpenter and John G. Logan, III the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of September, 1993.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John G. Logan, III 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 Warranty Deed for the purposes therein contained and who further acknowledged upon oath or affirmation that he is the Attorney-in-Fact for Susan Schoggen Logan and as Attorney-in-Fact is authorized to execute the instrument on behalf of Susan Schoggen Logan as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of September, 1993.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 300,000.00.

James H. Harris III
AFFIANT

Subscribed and sworn to before me
this 10th day of September, 1993.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

61709
IDENTIF. & REFERENCE

93 SEP 10 PM 1:44
FILED FOR RECORD & REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4050 09/10 0101 03CHECK 1123.



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

RECEIVED OF _____

FOR _____

BOOK 9076 PAGE 950

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	
				300000.00
			CON TX	1110.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1123.00
			CHECK	1123.00
09/10/93	01		13:44 0001	4050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61709
IDENTIF. & REFERENCE

93 SEP 10 PM 1:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 696492