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JRIC

THIS INSTRUMENT PREPARED BY:

CHERNAU, MILAM & WEISS, P.C.
Third National Financial Center
Suite 1350
424 Church Street
Nashville, Tennessee 37219

BOOK 9183 PAGE 417

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Reba's Business, Inc. **P. O. Box 121996** **Nashville, TN 37212**	**SAME**	**Map 092-16** **Parcels 412 &** **411** **10W-05615** **10W-05610** **10W-05620**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

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

Notary Public

My commission expires: 3-22-97

95689
IDENTIF. & REFERENCE

93 DEC 10 PM 3:19

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, **J. William Denny, Dollie Denny, and John E. Denny**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Reba's Business, Inc.**, 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. 49 on the Plan of O. B. Hayes' Small Lots as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 49 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to J. William Denny, Dollie Denny and John E. Denny, as equal tenants in common by quitclaim deed from Cedarwood Publishing Company, Inc., a Tennessee Corporation as of record in Book 6168, page 893, said Register's Office.

Land in Davidson County, Tennessee, being Lot No. 50 in O. B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 50 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to J. William Denny, Dollie Denny and John E. Denny, as equal tenants in common by quitclaim deed from Cedarwood Publishing Company, Inc., a Tennessee Corporation as of record in Book 6168, page 891, said Register's Office.

This property is subject to the plan of record in Book 1, page 69, R.O.D.C.T., to the rights of and claims of tenants-in-possession under an unrecorded lease with Dianetics Center, and to right-of-way and/or easement for Metropolitan Government of Nashville and Davidson County, as set forth in Council Bill No.: 77-577.

This is commercial property and is not the principal residence of any of the Grantors.

This is improved property known as 38 and 40 Music Square West, Nashville, Tennessee 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 10th day of December, 1993.

J. William Denny

Dollie Denny

By: J. William Denny
J. William Denny, Attorney-in-Fact

John E. Denny

By: J. William Denny
J. William Denny, Attorney-in-Fact

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, William L. Rosenberg, a Notary Public in and for said County and State, J. WILLIAM DENNY, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: Sept. 16, 1995

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, William L. Rosenberg, a Notary Public in and for said County and State, J. William Denny, Attorney-in-Fact for DOLLIE DENNY, and with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: Sept. 16, 1995

2865 12/10 0101 03CHECK 2233.00

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, William L. Rosenberg, a Notary Public in and for said County and State, J. William Denny, Attorney-in-Fact for JOHN E. DENNY, and with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: Sept. 16, 1995

DEED-3GS.048

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

RECEIVED OF _____

FOR _____

BOOK 9183 PAGE 420

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
600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 12.00
TOTAL 2233.00
CHECK 2233.00

12/10/93 01 15:20 0001 2865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95689
IDENTIF. & REFERENCE

93 DEC 10 PM 3:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 732884