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BOOK 9484 PG 403

GENERAL WARRANTY DEED

FROM: Frank Dileo,
Grantor

TO: Robert W. Doyle,
Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1109 17th Avenue South Nashville, TN 37212		104-4-106
		Field Book Numbers
	(new owner)	10W-06150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00).

Robert W. Doyle by Attorney-in-Fact
Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of October, 1994.

Diane Pearson
Notary Public

My Commission Expires: My Commission Expires SEPT. 27, 1997

FOR AND IN CONSIDERATION OF the sum of Five Hundred Fifty Thousand and 00/100 Dollars ($550,000.00), the receipt and sufficiency of which are hereby acknowledged, Frank Dileo, sole shareholder of and successor in interest to Duck Soup Music Group, Inc., a California corporation which was administratively dissolved, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Robert W. Doyle (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1111 17th Avenue South, Tennessee 37212.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 3rd day of October, 1994.

Frank Dileo, by Robert L. Scruggs, Atty-in-Fact

Frank Dileo, by Robert L. Scruggs, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Diane Pearson, a Notary Public of the State and County aforesaid, personally appeared Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney-in-Fact for Frank Dileo, and that Robert L. Scruggs as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Attorney-in-Fact.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of October, 1994.

Diane Pearson
Notary Public

My commission expires: My Commission Expires SEPT. 27, 1997

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Tract No. 17, on the Plan of O.B. Hayes, Large Lots, "Rokeby", as shown on Plat of record in Plat Book 4885, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a particular description.

Being the same property conveyed to Duck Soup Music Group, Inc. by deed from Larry L. Butler and wife, Peggy Butler of record in Book 7695, page 486, Register's Office of Davidson County, Tennessee.

The said Duck Soup Music Group, Inc., a California corporation, which acquired the property as aforesaid, has been administratively dissolved and Frank Dileo, the sole shareholder of Duck Soup Music Group, Inc., has succeeded to the ownership of this property.

The above description is the same as in the previous deed of record.

EXHIBIT B

1. Taxes for 1994 constitute a lien.

2. All matters as shown on the plan of record in Book 4885, page 15, said Register's Office.

3. All matters as shown on survey by John Kohl & Company, dated March 16, 1987, re-certified September 19, 1988.

96945
IDENTIF. & REFERENCE
94 OCT -4 PM 4:11
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4938 10/94 0101 03CHECK 2048.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

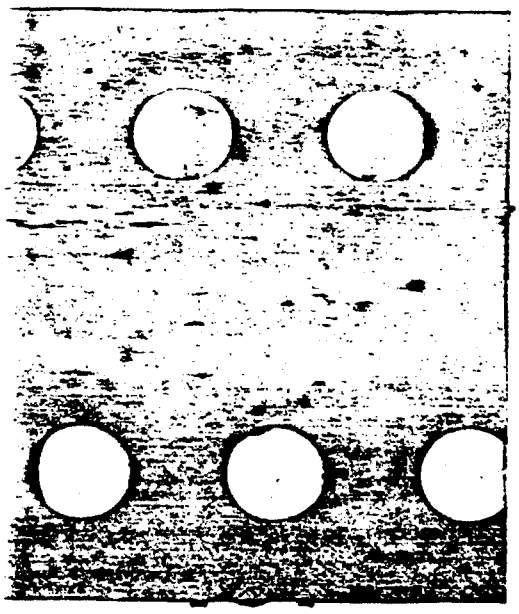
RECEIVED OF _____

FOR _____

BOOK 9484 PG 406

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 550000.00
CON TX 2035.00
PRFEE 1.00
~~MFEED 12.00~~
~~TOTAL 2048.00~~
CHECK 2048.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/94 01 16:10 0001 4938

96945
IDENTIF. ↑ REFERENCE

94 OCT -4 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 841178