Bk 41

329869

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 9557 PG 850

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gibson Guitar Corp. 1818 Elm Hill Pike Nashville, TN 37210	SAME	106-4-21.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RED KAP INDUSTRIES, INC. ("Grantor") has bargained and sold, and by these presents transfers and conveys unto GIBSON GUITAR CORP., a Delaware corporation ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A attached hereto.

Said property is conveyed subject to the following matters:

1. Matters shown on the Plan of record in Book 4300, page 47, said Register's Office.

2. Sanitary Sewers and Storm Drainage Easement of record in Book 3770, page 251, said Register's Office.

3. Easement of flow of Mill Creek.

4. Matters shown by survey of John Kohl and Company, P.C., dated December 14, 1994.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 21st day of December, 1994.

RED KAP INDUSTRIES, INC.

By: William L. Quell

Title: Administrative Services Manager

21052
IDENTIF. & REFERENCE

94 DEC 29 AM 11:27
REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William A. Jarrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrative Services Mgr. of Red Kap Industries, Inc., the within named bargainor, a Administrative Services Mgr., and that he as such Administrative Service Mgr. executed the foregoing instrument for the purposes therein contained by signing the name of the William A. Jarrell by himself as Administrative Services Mgr.

WITNESS my hand, at office, this 21st day of December, 1994.

Notary Public

My Commission Expires:
2/9/98

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $650,000.00

Affiant

Sworn to and subscribed before me this 27th day of December, 1994.

Notary Public

My Commission Expires:
2/9/98

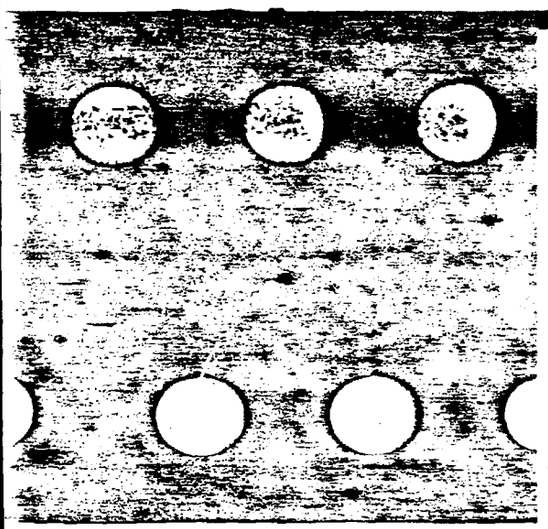
EXHIBIT A

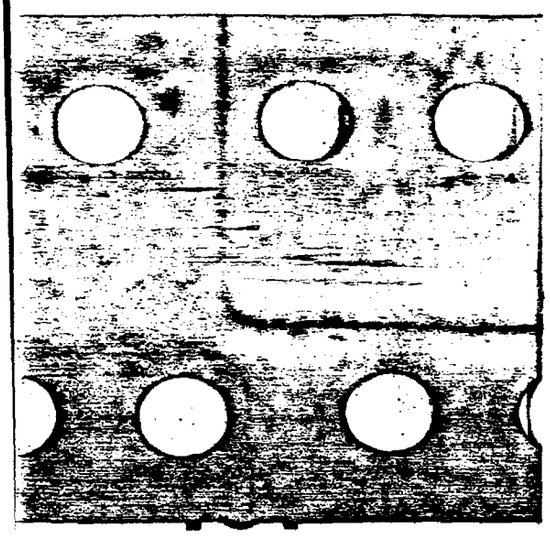
A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 30 on the Plan of Metropolitan Industrial Park, Section 23, as of record in Book 4300, page 47, R.O.D.C., TN and being more particularly described according to a property survey by John Kohl and Company, PC, 400 7th Avenue South, Nashville, TN 37203 (Tennessee No. 1459), dated December 14, 1994, as follows:

Beginning at an existing concrete monument on the westerly right-of-way line of Massman Drive at the northeasterly corner of the herein described Lot 30 and the southeasterly corner of Lot No. 34 on the Plan of Section 27, Metropolitan Industrial Park as of record in Book 4470, page 45, R.O.D.C., Tn. thence, with the westerly right-of-way line of Massman Drive S 34 deg. 46' W 33.00 feet to an iron pin at the beginning of a curve; thence, with said curve to the left (radius 280.00') southwesterly a distance of 96.60 feet and having a chord bearing and distance of S 24 deg. 53' 00" W 96.120 feet to an iron pin at the southeasterly corner of the herein described Lot 30 and the northwesterly corner of Lot No. 29 on the Plan of Section 22 Metropolitan Industrial Park as of record in Book 4300, page 46, R.O.D.C., Tn., thence, with the common line of Lot 29 and 30 N 75 deg. 00' W 260.00 feet to an iron pin set; thence, continuing with the common line between Lots 29 and 30 N 55 deg. 14' W , passing a witness concrete monument at 336.00 feet, a total of 418.00 feet to a point in the approximate center of Mill Creek; thence, with the approximate center of Mill Creek N 18 deg. 48' E 224.26 feet to a point at the common corner of herein described Lot 30 and Lot 34; thence, with the common line between Lot 30 and 34 S 55 deg. 14' E passing a witness conc. mon. at 100.87 feet, a total of 707.86 feet to the point of beginning and containing 137,180 square feet or 3.149 acres, more or less.

Being the same property conveyed to RED KAP INDUSTRIES, INC. by deed from BLUE BELL, INC., a Delaware corporation of record in Book 9254, page 161, Register's Office for Davidson County, Tennessee.

7297 12/29 0101 03CHECK 2418.00





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

RECEIVED OF _____

FOR _____

BOOK 9557 PG 853

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
650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 12.00
TOTAL 2418.00
CHECK 2418.00

12/29/94 01 11:36 0001 7297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21052
IDENTIF. ↑ REFERENCE

94 DEC 29 AM 11:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 867090