BOOK 9805 PG 053 41

WARRANTY DEED

NOTE: THIS PROPERTY IS SOLD IN AN "AS IS" CONDITION

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF SEPTEMBER, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
You Sing Recording Studios, Inc.	You Sing Recording Studios, Inc.	104-8-354
1616 - 16th Ave., S.	P.O. Box 121035	22W 16655
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY L. NORTHUP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOU SING RECORDING STUDIOS, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 3 on the plan of the subdivision of Lot No. 60, O. B. Hayes Addition called Rokeby, of record in Book 161, Page 133, Register's Office for said County.

SAID part of Lot No. 3 fronts 60 feet on the easterly margin of 16th Avenue South, formerly Belmont Street, and extends back between parallel lines 145.5 feet to an alley in the rear.

BEING the same property conveyed to Gary L. Northup by deed from Ada Aline Tisdale, of record in Book 7754, Page 49, Register's Office for Davidson County, Tennessee.

The execution of this deed by Grantor is effected by his attorney-in-fact, Robert B. Young, pursuant to the Power of Attorney recorded in said Register's Office immediately prior to the recording hereof. Carolyn Sue Northup joins in the execution of this deed as effected by the signature of her attorney-in-fact, Robert B. Young pursuant to the Power of Attorney recorded in said Register's Office immediately prior to the recording hereof for the express purpose of transferring any right, title or interest she may have had by virtue of her marriage to Gary L. Northup.

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

1616 - 16th Ave., S., Nashville, TN 37212
(House Number) (Street) (City) (State) (Zip)

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 heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs 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 20 day of September, 1995.

Gary L. Northup
GARY L. NORTHUP - SELLER

BY: Robert B. Young
ROBERT B. YOUNG, Attorney-in-Fact

Carolyn Sue Northup
CAROLYN SUE NORTHUP - SELLER

BY: Robert B. Young
ROBERT B. YOUNG, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me personally appeared **Robert B. Young**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gary L. Northup** and **Carolyn Sue Northup** acknowledged that such person executed the same as the free act and deed of **Gary L. Northup** and **Carolyn Sue Northup**.

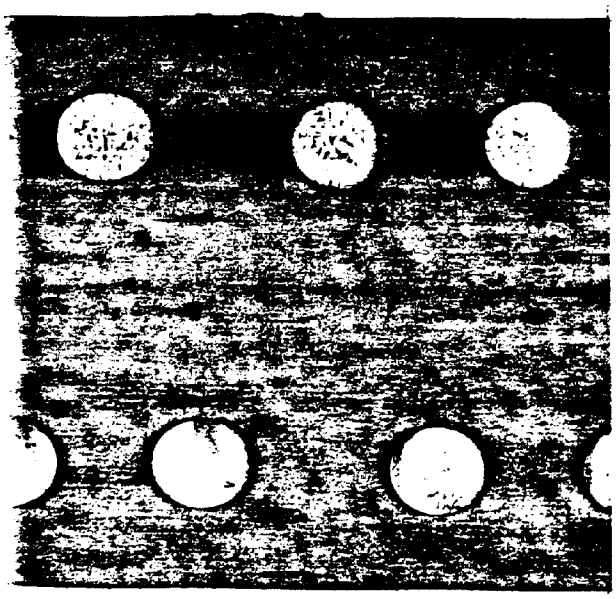
Witness my hand and official seal at Nashville, Tennessee, this 20 day of September, 1995.

NOTARY PUBLIC

My commission expires: January 24, 1998

0105022
IDENTIFICATION/REFERENCE
95 SEP 25 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7120 09/25 0101 03CHECK 564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

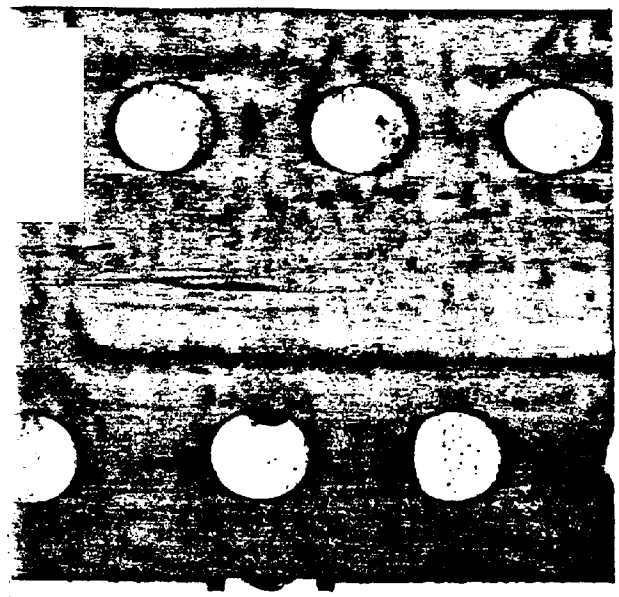
RECEIVED OF _____

FOR _____

BOOK 9805 PG 959

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 150000.00
CDN TX 555.00
PRFEE 1.00
MTGFEE 9.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 564.00

09/25/95 01 15:44 0001 9120

0105022
IDENTIF. & REFERENCE

95 SEP 25 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957937