Map/Parcel No. 104-4-67P
Send Tax Bills To: (New Owner)
Houston Cumberland Music Co.
P.O. Box 163690
Houston, TX. 78716-3690

This Instrument Prepared:
Wm. Carter Conway, Attorney
236 Court Square, Suite 205
Franklin, TN 37064

WARRANTY DEED

BOOK 9810 PG 820

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Five Thousand Dollars ($625,000), the receipt of which is hereby acknowledged and other good and valuable consideration:

The Grantor, PAB, a Tennessee Corporation has bargained and sold and does hereby transfer and convey unto the Grantees, BILL HAM, of Harris County, Texas and JAMES STROUD, of Davidson County, Tennessee, their heirs and assigns forever, a one-half (1/2) undivided interest each, in and to the following described land, being further described as follows:

> Land in Davidson County, Tennessee being Lot No.s 105 and 106 on O.B. Hayes First Plan of Small Lots as of record in Plan Book ^No. 1, Page 69, Chancery Court of Nashville.
>
> Said Lots 105 and 106 front together 100 feet on the easterly side of 18th Avenue South, formerly Lamar Street, or Shields Avenue and run back between parallel lines 150 feet more or less, to an alley.
>
> Being the same property conveyed to PAB Corporation by deed from Tennessee District Council of the Assemblies of God, Inc., of record in Book 8188, Page 343, said Register's Office.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns forever.

AND THE GRANTOR COVENANTS with the Grantees that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it and that it is unencumbered.

AND THE GRANTOR FURTHER COVENANTS with the said Grantees and binds itself, its successors and assigns, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

State, City and County taxes for the year 1995 will be prorated as of date of closing and paid by the Grantees when same become due and payable. State, City and County taxes for years

prior to 1995 will be paid by the Grantor.

POSSESSION of the premises will be given on or before October 2, 1995.

WITNESS this 25th day of September, 1995.

PAB CORPORATION

By: Patsy Bruce
Patsy Bruce, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named Patsy Bruce, who acknowledged herself to be the President of the said PAB Corporation and in such capacity and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 25th day of September, 1995.

Diane L Hood
NOTARY PUBLIC

DIANE L. HOOD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:
7-3-99

0702 09/29 0101 03CHECK 2321.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of this transfer or the value of the property being transferred, which ever is greater is $625,000.00.

Patsy Bruce
Affiant

SWORN to and subscribed before me on this the 25th day of September, 1995.

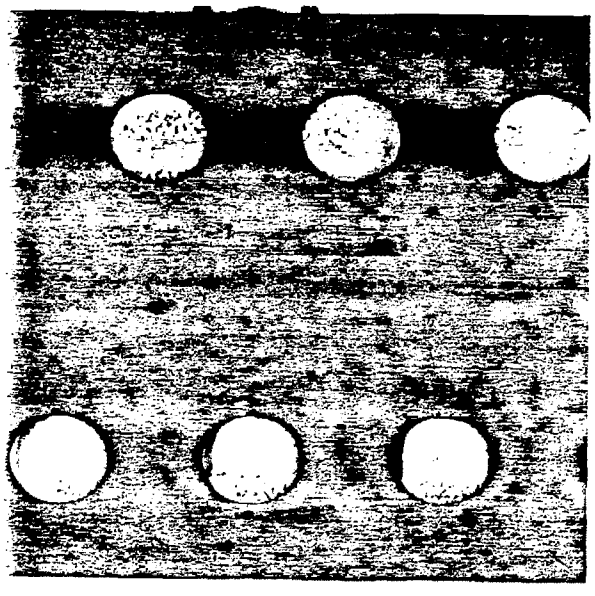
Diane L Hood
Notary Public

DIANE L. HOOD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:
7-3-99

0106490
IDENTIF. ← REFERENCE

95 SEP 29 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

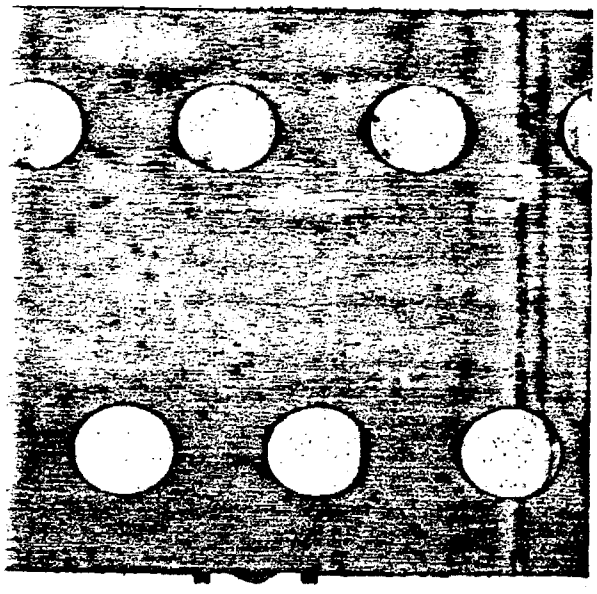
RECEIVED OF _____

FOR _____

BOOK 9810 PG 822

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
625000.00
CON TX 2312.50
PRFEE 1.00
WDEED 8.00
TOTAL 2321.50
CHECK 2321.50

09/29/95 01 12:19 0001 0702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106490
IDENTIF. ↑ REFERENCE

95 SEP 29 PM 12: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959503