Bk 49
95-29153

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
National Academy of Recording Arts & Sciences, Inc. 3402 Pico Boulevard Santa Monica, California 90405	Same	104-8-420

BOOK 9821 PG 91

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROY CONWAY FLOWERS, an unmarried man (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said NATIONAL ACADEMY OF RECORDING ARTS & SCIENCES, INC. (the "Grantee"), its successors, representatives and assigns, that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision One of the Phase I and II Subdivision Plat of the Blakemore Associates P.U.D., recorded in Book 8250, page 198, in the Register's Office of Davidson County, Tennessee, also being Parcel 420 on Tax Map 104-08 and being more particularly described according to ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job No. 95-127, and dated August 25, 1995, as follows:

BEGINNING at an existing iron pin at the common southerly corner of Lots 4 and 5 of the above noted plan of Blakemore Associates being on the original South right-of-way line of Blakemore Avenue (now abandoned); said iron pin being North 84 degrees 03' 28" West, 118.22 feet from the westerly right-of-way line of 19th Avenue South as measured along the original South right-of-way line of Blakemore Avenue; thence,

1. With the original South right-of-way line of Blakemore Avenue and with the South line of herein described Lot No. 4, North 84 degrees 03' 28" West, 58.96 feet to an existing iron pin at the common southerly corner of Lots 3 and 4; thence,

2. With the common line between Lots 3 and 4, North 4 degrees 41' 58" East, 190.26 feet to an existing iron pin on the southerly right-of-way line of Alley No. 647 and being the common northerly line of Lots 3 and 4; thence,

3. With the southerly right-of-way line of Alley No. 647, South 83 degrees 46' 05" East, 58.94 feet to an existing iron pin at the common northerly corner of Lots 4 and 5; thence,

4. With the common line between Lots 4 and 5, South 4 degrees 41' 28" West, 189.96 feet to the point of beginning.

BEING a portion of the same property conveyed to Roy Conway Flowers by deed of record in Book 9329, page 454, Register's Office for Davidson County, Tennessee.

TOGETHER with non-exclusive 59' Cross Access Easement to Blakemore Avenue as shown on plat of record in Book 8250,

page 198, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements, appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. All matters shown on Plat recorded in Book 8250, page 198, in the Register's Office for Davidson County, Tennessee, except that in Note 11 of said Plat there is an incorrect reference to an Agreement to Maintain which is non-existent and not of record. Rights and obligations of ingress and egress and parking contained in Note 11 are additionally referred to in the Declaration of Covenants, Conditions and Restrictions of Blakemore Associates, P.U.D., of record in Book 8908, page 632, said Register's Office.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8908, page 632, said Register's Office.

3. Subject to Easement retained in Metro Ordinance Nos. 089-668, as amended in 089-1049 and as further amended in 090-1117, wherein a portion of Blakemore Avenue was abandoned.

And Grantor does further, for himself, his heirs, representatives, successors and assigns to warrant and covenant to forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of October, 1995.

Roy Conway Flowers
ROY CONWAY FLOWERS

0109661
IDENTIF. 4 REFERENCE

95 OCT -6 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY CONWAY FLOWERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 5th day of OCTOBER, 1995.

NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $412,500.00.

Affiant

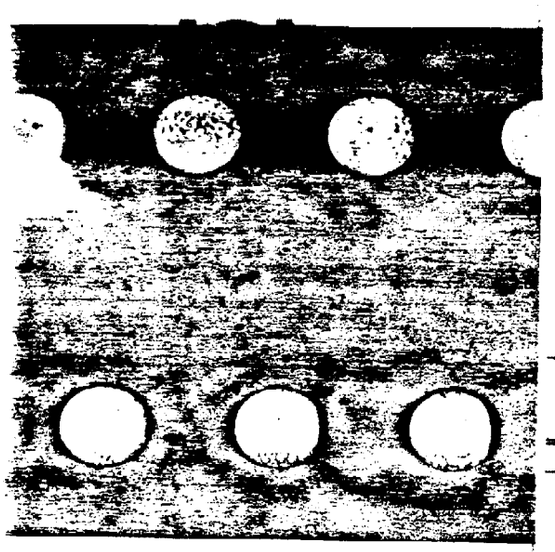
Subscribed and sworn before me this 6th day of October, 1995.

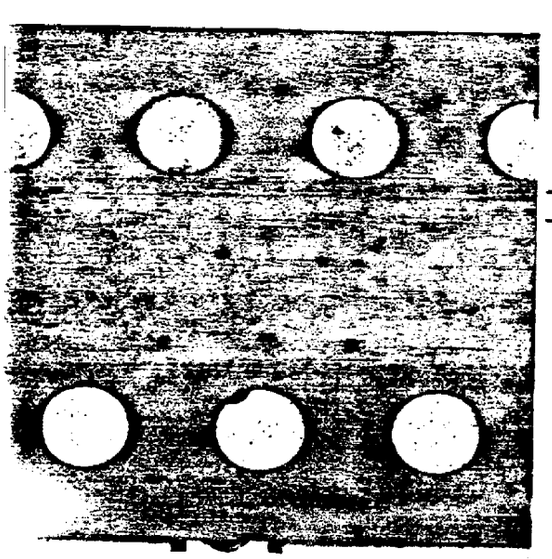
NOTARY PUBLIC

My Commission Expires: 9/18/99

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4060 10/06 3101 03CHECK 1539.25





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

RECEIVED OF _____

FOR _____

BOOK 9821 PG 94

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 412500.00
CON TX 1526.25
PRFEE 1.00
WDEED 12.00
TOTAL 1539.25
CHECK 1539.25

10/06/95 01 16:00 0001 4060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109661
IDENTIF. # REFERENCE

95 OCT -6 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962832