BOOK 9908 PG 55

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Brentwood Music, Inc. One Maryland Farms Suite 200 Brentwood, TN 37027	Same	133-5-81 06DA-38590

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

John T. Cook - President
Affiant

Subscribed and sworn to before me this 3rd day of January, 1996.

Notary Public

My commission expires: 7/24/97

95 JAN -3 PM 4:05

NOTARY PUBLIC AT LARGE

0137654
IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **CHARLES W. HAWKINS, III, TRUSTEE, with full power to transfer, sell, convey or otherwise encumber without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRENTWOOD MUSIC, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 14-D on the Plan of Allied Industrial Park, Section 5, Resubdivision of Reserved Parcel "A", as of record in Plat Book 4350, page 173, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

This being the same property conveyed to Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey or otherwise encumber said real estate without the joinder of any beneficiary by deed from U. Grant Browning and G.T. Scott, d/b/a Browning Scott Properties as of record in Book 4757, page 160, said Register's Office.

This is improved property known as 464 McNally Drive, Nashville, TN 37211.

This conveyance is subject to:

1. Matters shown on the plan of record in Plat Book 4350, page 173, Register's Office for Davidson County, Tennessee.

2. Matters shown on a survey of the property prepared by Cherry Land Surveying dated December 19, 1995 entitled ALTA/ACSM Land Title Survey of Lot 14-D, Section 5, Resubdivision, Reserve Parcel "A", Allied Industrial Park.

3. Taxes for the year 1996 and subsequent years. The property taxes for 1996 have been prorated and are assumed by the Grantee. Taxes for the year 1995 have been paid.

4. Rights and claims of Lessee, McGriff Wholesale Tire Corporation, an Alabama corporation, and/or its successors and assigns, pursuant to a Lease Agreement dated March 9, 1992 and extended by Agreement dated December 27, 1994.

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 successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it 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 set out above; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of January, 1996.

Charles W. Hawkins, III Trustee

CHARLES W. HAWKINS, III, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

4340 01/03 0101 03CHECK 6669.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. HAWKINS, III, TRUSTEE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

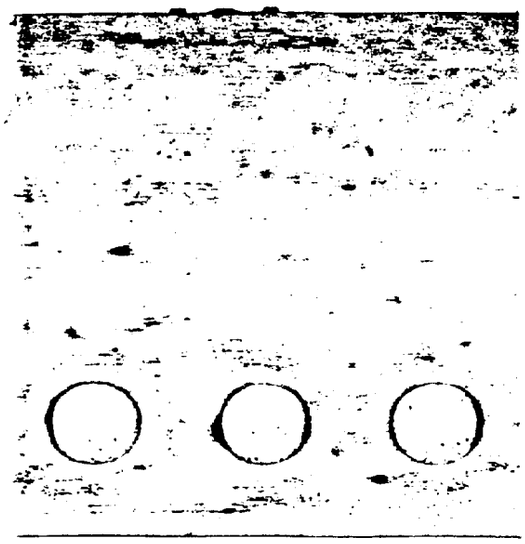
WITNESS my hand and official seal, this 3rd day of January, 1996.

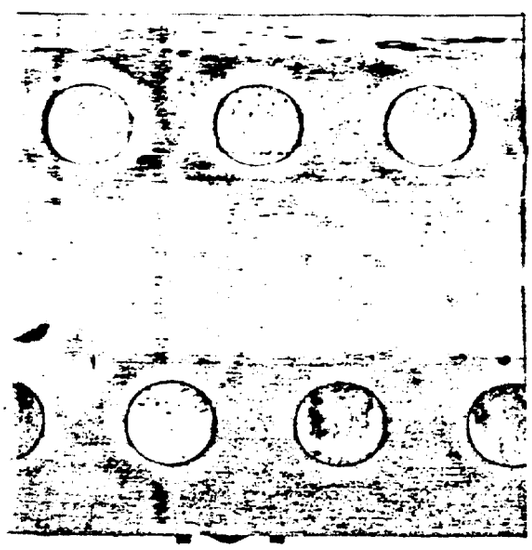
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/97

BWMUSIC.WD





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9908 PG 57

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

	AMT
	1800000.00
CON TX	6660.00
PRFEE	1.00
WDEED	8.00
TOTAL	6669.00
CHECK	6669.00

01/03/96 01 16:07 0001 4340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137654
IDENTIF. # REFERENCE

96 JAN -3 PM 4:05

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 992704