BOOK 9985PG443 41

GENERAL WARRANTY DEED

FROM:	YELLOW ROSE MUSIC, INC., Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	ROCKY COMFORT, LLC, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
25 Music Square East Nashville, TN 37203	(new owner)	104-4-143.00
		Field Book Numbers
		10W-05770

STATE OF LOUISIANA)
Orleans PARISH)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00).

Nolan Simmons
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of March, 1996.

Ted L. Laguette
Notary Public

My Commission Expires: at death

FOR AND IN CONSIDERATION OF the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00), the receipt and sufficiency of which are hereby acknowledged, Yellow Rose Music, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Rocky Comfort, LLC (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1100 17th Avenue South, Nashville, Tennessee 37203.

209067.1 3/7/96

MAR 07 '96 03:09PM FARRIS,WARFIELD&KANADAY P.3

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hand this 7th day of March, 1996.

YELLOW ROSE MUSIC, INC.

By: Nolan Simmons

Title: President

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STATE OF LOUISIANA)
Orleans PARISH)

Before me, Ted L. Luquette, a Notary Public of said Parish and State, personally appeared Nolan E. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of YELLOW ROSE MUSIC, INC., the within named bargainor, a corporation, and that Nolan E. Simmons as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office, this 7th day of March, 1996.

Ted L. Luquette
Notary Public

My Commission Expires: at death

NOTARY PUBLIC ORLEANS PARISH, LA

MAR 07 '96 03:18PM FORRIS,WORTHEL,DRAGONETTE P.4

RECORDERS MEMO
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of J.P.W. Brown's Subdivision of Lot 15 of the O.B. Hayes Tract of record in Book 161, page 88, Register's Office for Davidson County, Tennessee.

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Said Lot No. 8 fronts 50 feet on the easterly margin of 17th Avenue, South, formerly Addison Street, and extends back between parallel lines 159 feet to an alley in the rear.

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

Being the same property conveyed to Yellow Rose Music, Inc., a Louisiana Corporation, ~~by~~ Deed from Dale D. Moore of Record in Book 8781, p. 413, said Registers Office.

EXHIBIT B

1. Taxes for 1996 constitute a lien, but are not yet due and payable.

2. All matters shown on the plan of record in Book 161, page 88, said Register's Office.

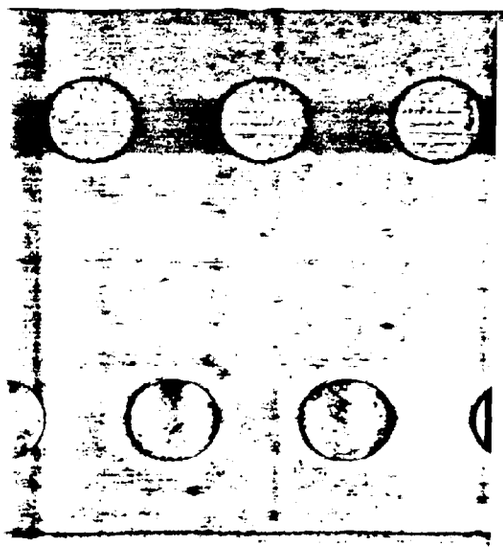
96 MAR 20 PM 4:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

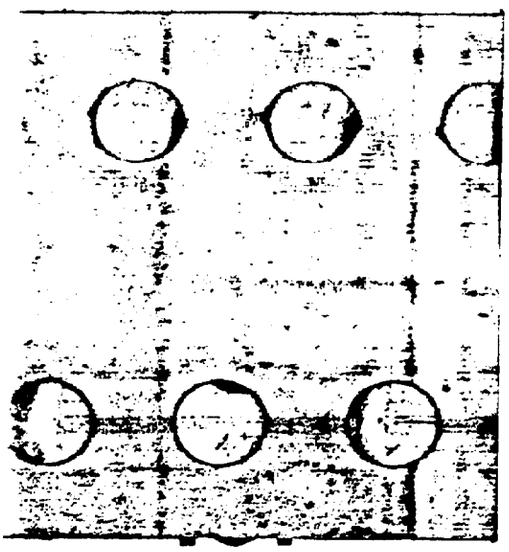
0162161
IDENTIF. & REFERENCE

0641 03/20 0101 03CHECK 1585.50

MAR 07 '96 03:10PM FARRIS,WARFIELD&KANADY P.5

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

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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
425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 12.00
TOTAL 1585.50
CHECK 1585.50
03/20/96 01 16:17 0001 0641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162161
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 4:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018687