STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$58,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 1996.

Notary Public
My Commission Expires: 11-28-98

96 MAR 22 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0163058
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 190638
Nashville, TN 37219-0638

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TOP OF THE WORLD MUSIC INVESTMENT c/o Jim Stevens Realty 3937 Gallatin Road Nashville, TN 37216	--SAME--	52-2-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, J. RICHARD GARRETT and SUSAN E. GARRETT, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto TOP OF THE WORLD MUSIC INVESTMENT AND HOLDING CO., INC., TRUSTEE WITH POWER TO MORTGAGE, SELL, TRANSFER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARIES, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Plan of Subdivision of part of the H. B. Chadwell Land as of record in Book 421, page 61, of the Register's Office of Davidson County, Tennessee.

SAID lot begins in the center of the Neely's Bend Road at the corner of lots Nos. 5 and 6 in said Subdivision; thence with the center of said road, easterly 200 feet to the corner of lots 6 and 7 in said Subdivision; thence southerly with the line between said lots Nos. 6 and 7, 1089 feet to the center of Love Street; thence with the center of said street westerly 200 feet to the corner of lots 5 and 6 in said Subdivision; and thence northerly with the line between said lots 5 and 6, 1089 feet to the beginning, and contains five acres, more or less.

BEING the same property conveyed to R. B. Tandy and wife, Bessie M. Tandy, by deed from State Mutual Building and Loan Association, of record in Book 996, page 706, said Register's Office.

Bessie N. Tandy predeceased Russell B. Tandy, also known as R. B. Tandy on October 1, 1965. Russell B. Tandy, also known as R. B. Tandy, died testate on March 26, 1992. His Will of record in Will Book 179, page 624, Davidson County Probate Court Clerk's Office devised the subject property to the children of Richard H. Garrett and wife, Ann Thomas Garrett, being Richard Garrett and Susan E. Garrett.

RICHARD GARRETT and J. RICHARD GARRETT are one and the same person.

This is UNIMPROVED property known as:
5 acres, more or less
Neely's Bend Road at Howse Avenue
Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 22nd day of March, 1996.

J. RICHARD GARRETT

SUSAN E. GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

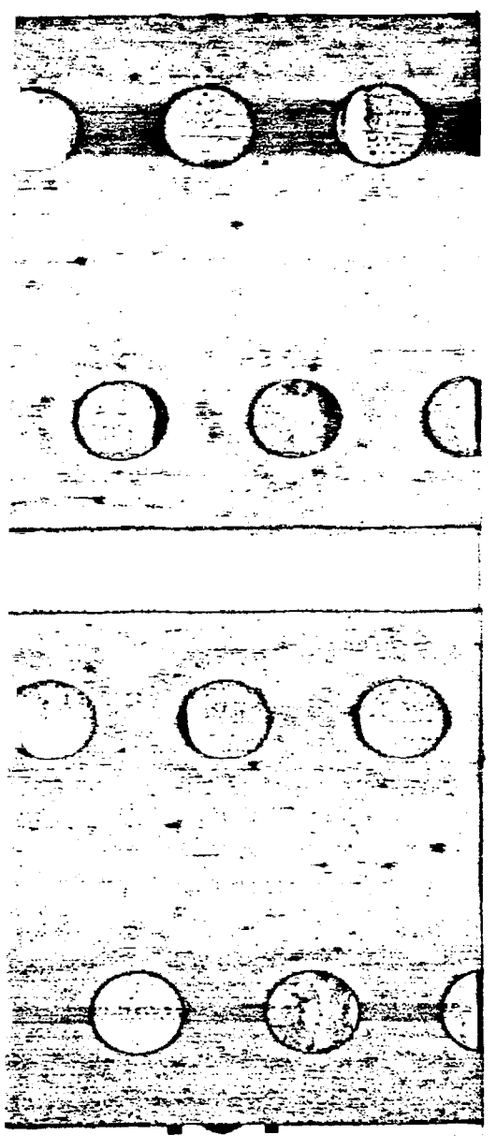
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. RICHARD GARRETT and SUSAN E. GARRETT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of March, 1996.

Notary Public

My Commission Expires: 11-28-98

95 03/22 01:01 03CHECK 223.60



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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 247

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 48000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

03/22/96 01 14:1) 0001 1595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163058
IDENTIF. ↑ REFERENCE

96 MAR 22 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019634