9996-606

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $~~500,000.00~~. **Affiant** Subscribed and sworn to before me, this 28th day of March, 1996. Notary Public My Commission Expires: 7-26-97

Address New Owner As Follows: Capitol Records, Inc. Attn: Finance Department 11th Floor 3322 West End Avenue Nashville, TN 37203-1000	Send Tax Bills To: SAME	Map-Parcel Number: 092-16-381 10W 05950

1337.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. RAY RAGSDALE AND LEONA J. ATKINS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CAPITOL RECORDS, INC.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83, on O. B. Hayes' First Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville.

Said Lot No. 83 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 151 feet, more or less, to an alley.

Being the same property conveyed to H. Ray Ragsdale, by deed from Aberbach Enterprises, Limited, a New York corporation (formerly Hill & Range Songs, Inc.) of record in Book 5117, page 317, Register's Office for said County; and by quitclaim deed from H. Ray Ragsdale, a one-half undivided interest was conveyed to Leona J. Atkins of record in Book 5140, page 378, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of either of the Grantors.

This conveyance is made subject to 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee

assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 31 Music Square West, Nashville, TN 37203.

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 we covenant with the said Grantee 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 herein set out; and further covenant and bind ourselves, our heirs 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 person whomsoever.

WITNESS my hand this 28th day of March, 1996.

H. Ray Ragsdale

Leona J. Atkins

0165617
IDENTIFICATION REFERENCE

96 MAR 29 PM 3:57
FELIX Z. ... 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, **H. RAY RAGSDALE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 1996.

Julia C. Hunt
Notary Public

My Commission Expires: 7-26-97

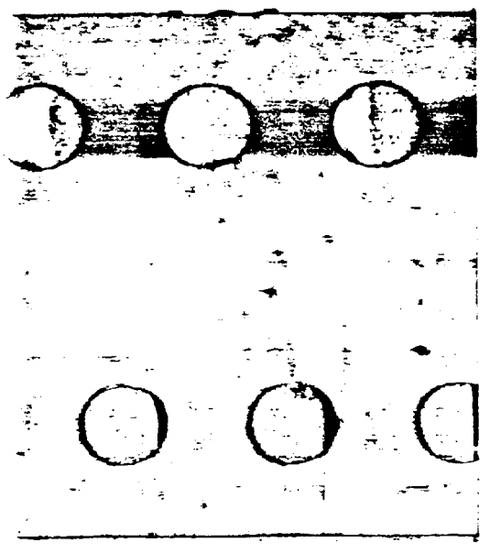
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEONA J. ATKINS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 1996.

Julia C. Hunt
Notary Public

My Commission Expires: 7-26-97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK/PG 9996PG608

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

DAMT 500000.00
DON TX 1850.00
PRFEE 1.00
ADMIN 8.00
TOTAL 1859.00
CHECK 1859.00
03/29/96 DL 15:38 0001 4351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01656617
IDENTIF. & REFERENCE

96 MAR 29 PM 3:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022363