BOOK 10362 PG 533

mail

This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Opryland Music Group, Inc. Same Map 104-04-0
65 Music Square, West Parcel 069.00
Nashville, TN 37203

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. E. Horton
Affiant

Subscribed and sworn to before me, this 27th day of February, 1997.

David M Smythe
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3-21-98

THIS INDENTURE is made this 27th day of February, 1997, by and between Richard E. Horton, individually and d/b/a Digital Associates of Davidson County, Tennessee ("Grantor") and Opryland Music Group, Inc., a corporation ("Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining:

> Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lots Nos. 102 and 103, and the easterly 50 feet of the westerly 100 feet of the southerly 40 feet of Lot No. 104 on O. B. Hayes' Plan of Small Lots, as of record in Plan Book No. 1, Page 69, Chancery Court at Nashville, described as follows:
>
> Beginning on the northerly margin of Grand Avenue, formerly Hayes or Central Street, 50 feet easterly from the easterly margin of 18th Avenue, South, formerly Lamar Street or Shields Avenue; thence with the northerly margin of Grand Avenue, easterly 50 feet; thence northerly parallel with 18th Avenue, 140 feet to the southerly margin of a private alley; thence with the southerly margin of

said private alley, westerly 50 feet; thence southerly 140 feet to the beginning.

Being the same property conveyed to Richard E. Horton d/b/a Digital Associates by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, of record in Book 8699, Page 73, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And said Grantor, for himself and his successors and assigns does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; and that said premises are free from all encumbrances, except for those easements, restrictions or conditions of record in said Register's office; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

At the time of this conveyance, Grantor is married to Sheryl Horton, but Grantor acknowledges that the property being conveyed herein is not nor has it ever been used by the parties as a marital residence.

IN WITNESS WHEREOF, the Grantor has executed this instrument this date first above written.

Richard E. Horton, Individually and d/b/a Digital Associates

By: R. E. Horton

Title: Owner

97 FEB 27 PM 3:02
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0277073
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Richard E. Horton, individually and d/b/a Digital Associates, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the owner of Digital Associates, a sole proprietorship owned by the undersigned and that he executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

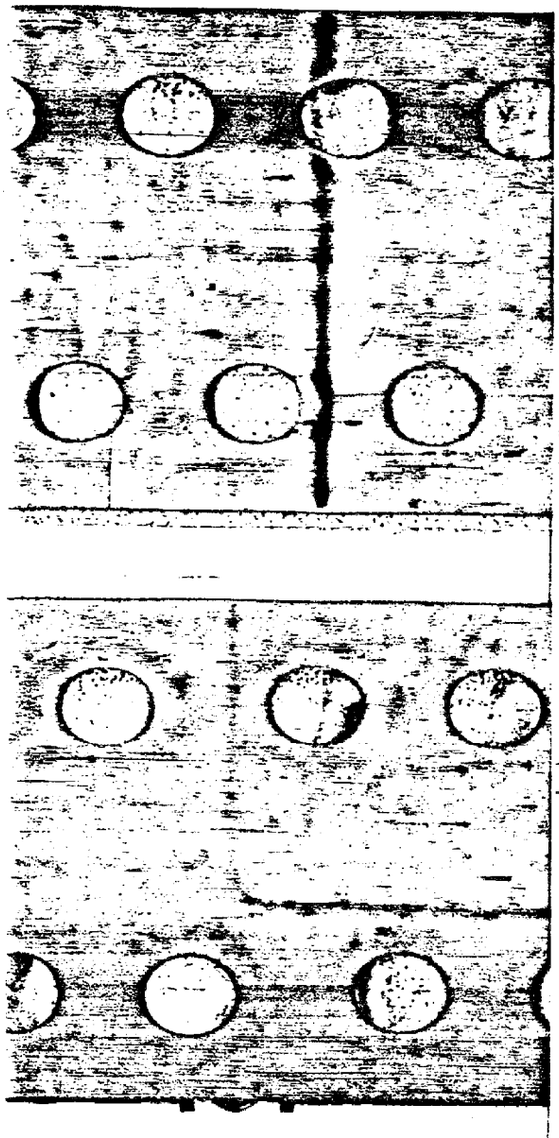
Witness my hand and official seal at office this 27th day of February, 1997.

David M. Smythe
Notary Public

DAVID M. SMYTHE
NOTARY PUBLIC
STATE OF TENNESSEE

My Commission Expires: 3-21-98

0724 02/27 0101 03CHECK 2969.00



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 535

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	
				800000.00
			CON TX	2960.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2969.00
			CHECK	2969.00
02/27/97		01	15:04 0001	0721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277073
IDENTIF. ↑ REFERENCE

97 FEB 27 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121134