BOOK 10412 PG 77

This instrument prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me
this 9TH day of April, 1997.

Notary Public / My commission expires 11-22-97

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $108,000.00.

Grantee or Grantee's Agent

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL ID**
Kurtz Piano Company c/o Thomas B. Bartlett 4702 Nolensville Road Nashville, TN 37211	Same	Map 147-12 Parcel 98

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, CHALMERS WADE HYATT, III, unmarried, and HAZEL H. HYATT, a resident of the State of Alabama, have bargained and sold and by these presents do transfer and convey unto the Grantee, KURTZ PIANO COMPANY, A PARTNERSHIP COMPOSED OF THOMAS B. BARTLETT AND LARRY W. OGLE, its successors and assigns, the following described tract or parcel of land:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Tom C. Lamb Subdivision, Section 4, as of record in Book 4675, page 151, Register's Office for said County.
>
> Said Lot No. 6 fronts 52.76 feet on the easterly side of Nolensville Road and extends back between lines 173.37 feet on the southerly line and 181.26 feet on the northerly line to an alley measuring 52.94 feet thereon.
>
> Being the same property conveyed to Chalmers Wade Hyatt, III by deed from Carolyn L. Sloan of record in Book 9174, page 962, Register's Office for said County. Also being the same property conveyed to Hazel H. Hyatt, as to an undivided 50% interest by deed from Chalmers Wade Hyatt, III of record in Book 9357, page 93, Register's Office for said County.

PROPERTY ADDRESS: The property is improved property known as 4702 Nolensville Road, Nashville, TN 37211.

Said property is conveyed subject to easements, owner's certificate, and other matters shown on the Plan of record in Book 4675, page 151, said Register's Office; restrictive covenants contained in an instrument of record in Book 5125, page 886, said Register's Office; easements for utility services and party walls for use in common with the owners of attached and appurtenant improvements; and to the lien of ad valorem taxes for 1997, which the Grantee has agreed to pay in full.

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 Grantors do covenant with the Grantee that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 9 day of April, 1997.

CHALMERS WADE HYATT, III

HAZEL H. HYATT by Chalmers Wade Hyatt III
by Chalmers Wade Hyatt, III, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9TH day of April, 1997, before me personally appeared CHALMERS WADE HYATT, III, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission
expires: 11-22-97

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6TH day of April, 1997, before me personally appeared CHALMERS WADE HYATT, III, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for HAZEL H. HYATT, a maker of this instrument, and is authorized by the maker to execute this instrument on behalf of the maker. I certify that I am a Notary Public authorized to act and now acting within and for the State and County aforementioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission
expires: 11-22-97

Notary Public

0292915

IDENTIFICATION REFERENCE

97 APR -9 PM 3:03

7768 04/09 0101 03CHECK 408.60

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

RECEIVED OF _____

FOR _____

BOOK 10412 PG 79

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

04/08/97 01 13:08 0001 7768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292915
IDENTIF. & REFERENCE

97 APR -9 PM 3:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1137989