BOOK 10784 PG 438

Map/Parcel № 104-4-67P
Send Tax Bills To:
Hamstein Cumberland Music Co.
P.O. Box 163870
Austin, Texas 78716

This Instrument Prepared By:
Malcolm L. Mimms, Jr., Esq.
Loeb & Loeb LLP
45 Music Square West
Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand Dollars ($500,000), the receipt of which is hereby acknowledged, and other good and valuable consideration:

The Grantor, JAMES STROUD, of Davidson County, Tennessee has bargained and sold and does hereby transfer and convey unto the Grantee, BILL HAM, of Harris County, Texas, his heirs and assigns forever, his undivided one-half (½) interest in and to the following described land, being further described as follows:

Land in Davidson County, Tennessee being Lot №s 105 and 106 on O.B.Hayes First Plan of Small Lots as of record in Plan Book №1, Page 69, Chancery Court of Nashville.

Said Lots 105 and 106 front together 100 feet on the easterly side of 18th Avenue South, formerly Lamar Street, or Shields Avenue and run back between parallel lines 150 feet more or less, to an alley.

Being the same property conveyed in equal shares to Grantor and Grantee by deed from PAB Corporation, of record in Book 9810, Page 820, said Register's Office.

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TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantee, his heirs and assigns forever.

AND THE GRANTOR COVENANTS with the Grantee that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it and that it is unencumbered.

AND THE GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

State, City and County taxes for the year 1997 will be prorated as of date of closing and paid by the Grantee when same become due and payable. State, City and County taxes for years prior to 1997 will be paid by the Grantor and Grantee in equal shares.

WITNESS this 23 day of January, 1998.

JAMES STROUD

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326188039
11/10/97 MM:ra1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, the within named James Stroud, who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 13 day of January, 1998.

Pamela A. Young
NOTARY PUBLIC

My Commission Expires:

3-25-00

STATE OF _____)

COUNTY OF _____)

0242 02/05 0101 03CHECK 1859.00

The actual consideration of this transfer or the value of the property being transferred, whichever is greater, is $500,000.

Affiant

SWORN to and subscribed before me on this the 4 day of February, 1998.

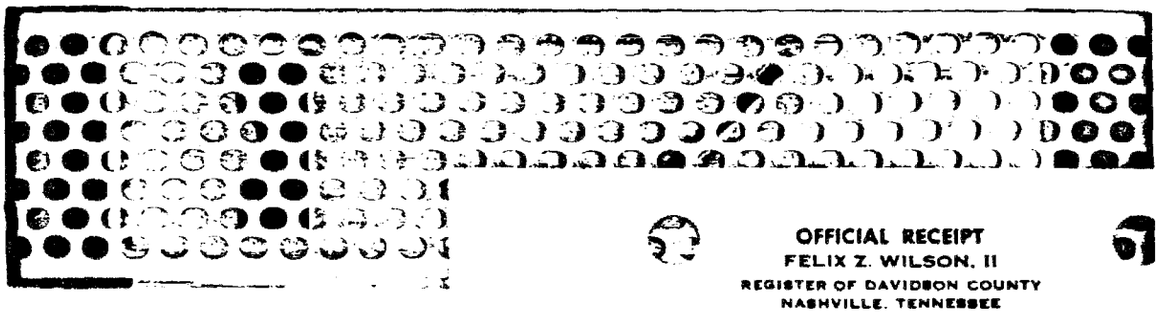
Kyndra K. Cullen
Notary Public

My Commission Expires:

_____

NOTARY PUBLIC STATE OF TEXAS
KYNDRA K. CULLEN
Notary Public, State of Texas
My Commission Expires Sept. 18, 2001

MIM13032.A07
326188039
11/10/97 MM:ra1



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

RECEIVED OF _____

FOR _____

BOOK 10784 PG 440

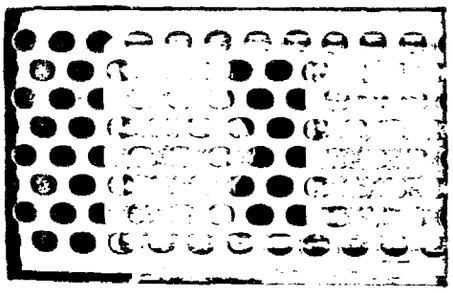
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	500000.00
CON TX	1850.00
PRFEE	1.00
WDEED	8.00
TOTAL	1859.00
CHECK	1859.00

02/05/98 01 13:46 0001 0242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0397773
IDENTIF. REFERENCE

98 FEB -5 PM 1:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1250795