File Box 91-A

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 11225 PAGE 461

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
United Record Pressing, Inc. 453 Chestnut Street Nashville, TN 37203	SAME	Map: 105-3 Parcel: 155

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NASHVILLE RECORD PRODUCTIONS, INC., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto UNITED RECORD PRESSING, INC. (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Being Lot No. 10 on the Humphreys, Houston and Martin's Subdivision of Nashville, Tennessee, of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the southeast side of Chestnut Street, Franklin Street, and runs back between parallel lines with the westerly margin of Depot Street, 150 feet to an alley.

Being the same property conveyed to Nashville Record Productions, Inc., of record in Book 5176, page 126, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 1998 taxes and exceptions of record. And Grantor does further covenant and bind itself, its 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, whomever.

Whenever 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 12th day of November, 1998.

NASHVILLE RECORD PRODUCTIONS, INC.,
a Tennessee corporation

BY: _____

TITLE: PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, George Ingram, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of NASHVILLE RECORD PRODUCTIONS, INC., a Tennessee corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $20,800.00.

Affiant

Subscribed and sworn before me this 12th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 28, 2002

0518047
IDENTIF. ↑ REFERENCE

98 DEC -1 AM 8:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

2840 12/01 0101 03CHECK 87.96

\deed.b-1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 11225 PAGE 463

FOR

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 20800.00
				CON TX 76.96
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 87.96
				CHECK 87.96

12/01/98 01 08:16 0001 2840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 DEC -1 AM 8:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05 18047
IDENTIF. # REFERENCE

No. 1377873