Box 40-A

BOOK 11275 PAGE 46

0531038

IDENTIF. & REFERENCE

This Instrument Prepared By:
GIBSON & GREGORY
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

98 DEC 30 PM 4:07

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Danny L. Talley	New Owner	Map 71-8
1933 Pinehurst Road		Parcel 360
Nashville, TN 37216		

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust executed by Jeanette S. Slate, unmarried, in favor of Top of the World Music Investment & Holding Co., Inc., which mortgage is recorded in Book 11275, page 40, Register's Office for Davidson County, Tennessee; I, JEANETTE S. SLATE, UNMARRIED, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto DANNY L. TALLEY, hereinafter "GRANTEE", his heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Rawls Tract Subdivision, Section No. 2, of record in Book 1424, page 84, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 184 feet to a dead line.

Being the same property conveyed to Sammy C. Slate and wife, Jeanette S. Slate by deed from James M. Foster and wife, Polly T. Foster of record in Book 3537, page 559, Register's Office for Davidson County, Tennessee. The said Sammy C. Slate having since died.

This is improved property known as 513 Edwin Street, Nashville, Tennessee 37207.

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated and assumed by GRANTEE;

2. Deed of Trust executed by Jeanette S. Slate, unmarried, to Andrew B. Gibson, Jr., Trustee, dated December 29, 1998, and recorded in Book 11275, page 40, said Register's Office, in favor of Top of the World Music Investment & Holding Co., Inc., a Tennessee corporation, which states that it secures a debt in the principal sum of $24,207.50, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

3. Subject to all matters shown on the Plan of record in Book 1424, page 84, said Register's Office.

By his signature below, GRANTEE hereby agrees to assume the payment of the indebtedness herein described, to make all payments due thereunder in a timely manner, and to abide by the terms of said deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the date set forth below.

Danny L. Talley

Jeanette S. Slate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanette S. Slate, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Danny L. Talley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$24,207.50~~ 34,500.00

Affiant

Subscribed and sworn to before me this 29th day of December, 1998.

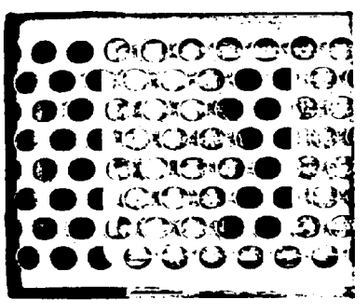
Notary Public

My Commission Expires: 9/18/99

0101 03CHECK 133.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

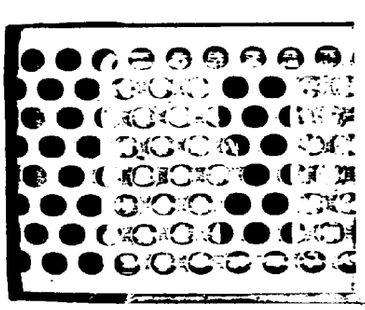
BOOK 11275 PAGE 48

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

		CONT	24500.00
		CONV TX	127.65
		PRFEE	1.00
		MISC	5.00
		CFEE	2.00
		TOTAL	135.65
		CHECK	135.65
12/30/98	01	16:04 0001	4687

0531038
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 4:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403996