51B

BOOK 11299 PAGE 975

This instrument prepared by:

Daniel R. Loftus, Esq.
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, TN 37219

# WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel |
|---|---|---|
| JCA Records, LLC | SAME | 105-030-154.00 |
| 423 Chestnut Street | | 105-030- 155.00 |
| Nashville, TN 37219 | | 072-050-58.00 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, United Record Pressing, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JCA Records, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**TRACT 1**: Being a 1.03, more or less, acre tract of land lying in the 1st Civil District of Davidson Co. Tennessee. Said tract of land described as being a portion of the property conveyed to United Record Pressing, Inc. in book 4522, page 604 and book 12225, page 461, Register's Office of Davidson County, Tennessee; said tract further described as being lots 10, 11, 12, 13, 14 and 15 on the map of Humphrey's Houston and Martin's Addition to South Nashville as of record in book 36, page 117, Register's Office of Davidson County, and in plan book 1, page 36, Chancery Court for Davidson County, Tennessee.

Beginning at a point lying at the intersection of the southerly margin of Chestnut Street and the westerly margin of Houston Street; thence leaving the said margin of Chestnut Street and running with the said westerly margin of Houston Street south 30 degrees, 22 minutes, 26 seconds east a distance of 150.00 feet to a point lying on the northerly margin of a 15 foot alley; thence leaving the said margin of Houston Street and running with the said margin of the alley south 60 degrees, 00 minutes west a distance of 300.00 feet to a point lying at the southeast corner of the Nashville Record Production, Inc. property as of record in book 11225, page 464, Register's Office of Davidson County, Tennessee; thence leaving said alley and running with the easterly line of the said Nashville Record Production, Inc. north 30 degrees, 22 minutes, 26 seconds west a distance of 150.00 feet to a point lying on the southerly line of Chestnut Street; thence running with the said margin of Chestnut Street north 60 degrees; 00 minutes, east a distance of 300.00 feet to the point of beginning, containing 1.03, more or less, acres.

This description is based on a survey for United Record Pressing, Inc., dated January 9, 1999, prepared by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee 37214.

**TRACT 2**: Being a 11.28, more or less, acre tract of land lying in the 1st Civil District of Davidson Co. Tennessee. Said tract of land described as being a portion of the property conveyed

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to United Record Pressing, Inc. in book 4522, page 604, Register's Office of Davidson County, Tennessee; said tract further described as being a part of lot no. 4 on the plan of the Division of the Land of George Stull as of record in book "F", page 233, Register's Office of Davidson County.

Beginning at a concrete monument lying on the southerly margin of East Trinity Lane; said monument further described as lying on the westerly margin of Ellington Parkway; thence leaving the said Trinity Lane and running with the said margin of Ellington Parkway as follows: south 25 degrees, 48 minutes, 57 seconds east a distance of 55.10 feet to a concrete monument; thence south 45 degrees, 00 minutes, 07 seconds west a distance of 243.80 feet to a concrete monument; thence south 38 degrees, 14 minutes, 26 seconds west a distance of 194.84 feet to a concrete monument; thence south 12 degrees, 45 minutes, 49 seconds east a distance of 122.57 feet to a concrete monument; thence south 27 degrees, 47 minutes, 21 seconds east a distance of 406.00 feet to an existing iron rod lying on the northerly line of the Walnut Grove Subdivision of lot no. 5 of the Stull Tract as of record in book 332, page 34, Register's Office of Davidson County, Tennessee; thence leaving the said Ellington Parkway and running with the northerly line of the said Walnut Grove Subdivision north 83 degrees, 36 minutes, 03 seconds west a distance of 836.13 feet to a concrete monument lying at the southwest corner of lot 11 of Walnut Grove Annex as of record in book 1424, page 90, Register's Office of Davidson County, Tennessee; thence leaving said Walnut Grove Subdivision and running with the easterly line of said lot 11 north 4 degrees, 57 minutes east a distance of 404.70 feet to a concrete monument lying on the southerly margin of Edwin Street; thence leaving the said line of lot 11 and running with the margin of Edwin Street as follows: south 85 degrees, 11 minutes east a distance of 70.60 feet to a point; thence north 8 degrees, 30 minutes east a distance of 385.67 feet to a point lying at the beginning of a curve; thence running in a northerly direction around a curve, having a radius of 30.00 feet, to the right a distance of 44.68 feet to a point lying on the southerly margin of East Trinity Lane; thence leaving the margin of Edwin Street and running with the said margin of East Trinity Lane in an easterly direction around a curve, having a radius of 11494.16 feet, to the left a distance of 246.47 feet to a point lying at the northwest corner of the City of Nashville property as of record in book 2031, page 551, Register's Office of Davidson County, Tennessee; thence leaving the said East Trinity Lane and running with the westerly line of the said City of Nashville property south 2 degrees, 42 minutes, 56 seconds west a distance of 308.07 feet to a concrete monument; thence leaving the said westerly line of the City of Nashville and running with the southerly line of same south 87 degrees, 17 minutes, 04 seconds east a distance of 200.00 feet to a concrete monument; thence leaving the said southerly line of the City of Nashville property and running with the easterly line of same north 2 degrees, 42 minutes, 56 seconds east a distance of 307.39 feet to a point lying on the said southerly margin of East Trinity Lane; thence leaving the said line of the City of Nashville and running with the said margin of East Trinity Lane south 85 degrees, 22 minutes, 47seconds east a



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distance of 244.59 feet to the point of beginning, containing 11.28, more or less, acres.

This description is based on a survey for United Record Pressing, Inc., dated January 11, 1999, prepared by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee 37214.

Said property is conveyed subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as:

451 Chestnut Street, Nashville, Tennessee, and
707 E. Trinity Lane, Nashville, Tennessee

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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 14 day of June, 1999.

UNITED RECORD PRESSING, INC.

BY: Ozell Simpkins

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ozell Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of UNITED RECORD PRESSING, INC., the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as such President

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of January 1999.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: _____

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Twenty-five Thousand Dollars ($525,000.00).

JCA RECORDS, LLC

BY: _____

Subscribed and sworn to before me, this the 14th day of January, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

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As to Tract 2 only:

1. Easement for slope purposes of record in Book 4103, page 745, Register's Office for Davidson County, Tennessee.

2. Lack of direct access to and from controlled access highway.

3. Easement for water tank drain line and appurtenances of record in Book 5559, page 569, said Register's Office.

4. Easement and right of way for street purposes of record in Book 8463, page 305, said Register's Office.



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# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11299 PAGE 980

| | | |
|---|---|---|
| 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 |

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CAMT
525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1965.50
CHECK 1965.50

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**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1413046