Address New Owner	Map-Parcel Numbers:	Send Tax Bills To:
Yolanda Pinhal 5700 Stewarts Ferry Pike Mt. Juliet, Tennessee 37122	Map 93-13 Parcel 157	Same address as new owner
This instrument prepared by: Boult, Cummings, Conners & Berry PLC (WW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bank of America, N.A.**, as successor to NationsBank of Tennessee, N.A., as Executor of the Estate of Joseph Pinhal with full power to grant and convey without joinder of any beneficiary(the "Grantor") has bargained and sold, and by these presents transfers and conveys to **Yolanda Pinhal** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said land and all buildings, structures, fixtures and other improvements located thereon, if any (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as 40 Music Square East, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Yolanda Pinhal
Affiant

Subscribed and sworn to before me this 8th day of October, 1999.

Sonya Sufto
Notary Public
My Commission Expires: 11/30/2002

0596712.01
110164.007 10.07.1999

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for the matters described on Exhibit B.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, subject to the matters described on Exhibit B and except that no warranty is made as to the amount of acreage in the Property.

Except for the warranties expressly set forth herein, Grantee acknowledges and agrees that Grantor has not made, and is not making, any warranties, representations, guarantees or assurances, express or implied, regarding the physical or operating condition of the Property, the environmental or subsurface condition or status of the Property, the improvements on the Property, condition of the roof, any past or existing vermin infestation, condition of plumbing or electrical service, the structural integrity of any improvements or buildings or the status of any leases with respect to the Property. Grantee further acknowledges and agrees that it is purchasing the Property "As-is, Where-is" with all faults and defects.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of October, 1999.

Bank of America, N.A., as successor to NationsBank of Tennessee, N.A., as Executor of the Estate of Joseph Pinhal

By: Thomas A. Allen
Thomas A. Allen,
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be Vice President of Bank of America, N.A., a national banking association, as successor to NationsBank of Tennessee, N.A., as Executor of the Estate of Joseph Pinhal, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as Vice President.

WITNESS my hand, at office, this 8th day of October, 1999.

DEE H. RICHARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Dee H. Richards
Notary Public
My Commission Expires: July 26, 2003

0596712.01
11010 10.07.1999
My Commission Expires JULY 26, 2003

Exhibit A

DESCRIPTION OF PROPERTY

TRACT I:

Land in Davidson County, Tennessee, being the south one-half of Lot No. 57 in John Sigler's Plan of Lots in West Nashville, of record in Plan Book 1, page 4, Chancery Court Clerk for said County

Said part of Lot No. 57 fronts 43 feet on the easterly side of 16th Avenue South and runs back between parallel lines 168 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 57 on John Sigler's Plan of Lots in West Nashville, of record in Plan Book 1, page 4, Office of the Chancery Court Clerk for said County.

Said part of Lot No. 57 fronts 43 feet on the easterly margin of Music Square East, formerly 16th Avenue South, formerly Belmont Avenue, formerly Hays Street, and extends back between parallel lines 168.0 feet to an alley.

Tracts I and II being the same property conveyed to Stephen R. Lorenz and wife, Marilyn Lorenz, Geoffrey R. Lorenz and wife, Niel Lorenz by Warranty Deed from N.E.T. Properties, a Tennessee general partnership,, of record in Book 6378, page 710, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Stephen R. Lorenz and wife, Marilyn Lorenz by Quitclaim Deed from Geoffrey R. Lorenz and wife, Niel Lorenz, of record in Book 8492, page 342, Register's Office for said County.

Exhibit B

PERMITTED ENCUMBRANCES

(1) Taxes and assessments (public and private; general and special) for 2000, a lien, not yet due and payable, which have been prorated between Grantor and Grantee, and subsequent years.

(2) Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property.

(3) Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record.

(3) Any portion of the Property lying within the boundaries of any public streets, alleys, rights-of-way or highway.

(4) Oral lease by and between Buddy Lee and Songwriters Ministries, Inc.

(5) Unrecorded Lease Agreement by and between Buddy Lee, as lessor, and The Copyright Company , as lessee, dated August 1, 1997.

(6) Unrecorded Lease Agreement by and between Buddy Lee, as lessor, and Lynch Mob Music Group, as lessee, dated April 1, 1997.

FILED FOR RECORD
97 JUL 15 PM 3:19
DAVIDSON COUNTY, TENNESSEE
970453

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE	COMPUTER FEE	PRBFEE	PROBATE FEE

J6453397

...RENCE

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BOOK 11698 PAGE 785

TOTAL

CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526455