BOX 44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Sr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $895,000.00.

Jack Robinsworth
Affiant

Subscribed and sworn to before me, this 2nd day of November, 1999.

Notary Public

My Commission Expires: 3/29/03

Address New Owner As Follows:
W. O. Smith Nashville Community
Music School, Inc.
1125 8th Avenue South
Nashville, TN 37203

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 105-06-347
16W 19075

99 NOV -3 AM 11:56

20553830

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNEST DEVAUGHN WOODS AND WIFE, DOROTHY A. WOODS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **W. O. SMITH NASHVILLE COMMUNITY MUSIC SCHOOL, INC.**, a not-for-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section 131, Resubdivision of Reserved Parcel as of record in Book 6200, page 187, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest DeVaughn Woods and wife, Dorothy A. Woods by deed from The Metropolitan Development and Housing Agency, of record in Book 6550, page 978, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

121666.1

99 NOV 03 02:48 PM 3222.50

This conveyance is made subject to

1. Restrictive covenants contained in instrument of record in Book 4220, page 723, and re-recorded at Book 6236, page 263, Register's Office for Davidson County, Tennessee

2. Obligations, Conditions and Restrictions contained in the deed of record in Book 6550, page 978, Register's Office for Davidson County, Tennessee

3. Matters shown on the Plan of record in Book 6200, page 187, Register's Office for said County.

4. Subject to unrecorded lease between W. W. Acuff Company and Disney Tire and Rubber Company, Inc., dated September 8, 1997.

This is improved property known as 1125 8th Avenue South, Nashville, TN, 37203.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of November, 1999.

Ernest DeVaughn Woods

Dorothy A. Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERNEST DEVAUGHN WOODS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1999.

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY A. WOODS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1999.

Notary Public

My Commission Expires: 3/29/03

124666.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 18

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

0653830

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REGISTER
DAVIDSON CO. TN.

CAMT
895000.00
CON TX 3311.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 3322.50
CHECK 3322.50

11/03/99 01 11:57 0001 7507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535247