41
K.W.

Instr:200002160015709 Page: 1 OF 4
REC'D FOR REC 02/16/2000 2:16:13PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

FROM: Joseph N. Barker, Trustee
Grantor

This instrument was prepared by:
Joseph N. Barker, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

TO: Gibson Guitar Corp.,
Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1818 Elm Hill Pike Nashville, TN 37210	Same	Map 93-9 Parcel 81-82 Field Book Numbers _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00 and no/100 Dollars ($1.00).

K. Joseph Barker, VP
Affiant

Sworn to and subscribed before me, this 8th day of February, 2000.

Melody Myers
Notary Public

My Commission Expires: My Commission Expires Oct. 25, 2003

FOR AND IN CONSIDERATION OF the sum of $1.00 and no/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, Joseph N. Barker, Trustee with full power, authority and right to purchase, sell, mortgage, lease, rent and convey without the joinder of any beneficiary, pursuant to a Trust Agreement dated as of March 7, 1997 (the "Grantor") does quitclaim unto Gibson Guitar Corp. (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County,

State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as:

See attached Exhibit A

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 7th day of February, 2000.

JOSEPH N. BARKER, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sheila Ann Black, a Notary Public of said County and State, JOSEPH N. BARKER, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February,2000.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

SHEILA ANN BLACK NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

EXHIBIT A

Property Description

TRACT ONE:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Twelfth Avenue North and Church Street, being lot nos. 130, 131, 132 and a part of lot no. 133 as shown on the plan of Hynes Addition to Nashville, as of record in Minute Book "B" page 85 and Plan Book 1, page 21, Chancery Court of Nashville, Tennessee and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way line of Twelfth Avenue North and the southerly right-of-way line of Church Street;

THENCE, with said southerly right-of-way line the following calls:

N59° 07' 02"E, 79.39 feet to an iron pin;

S28° 56' 58"E, 3.31 feet to an iron pin;

N59° 07' 02"E, 78.72 feet to an iron pin at the point of intersection with the westerly right-of-way line of Alley No. 225;

THENCE, with said right-of-way line S34° 15' 30"E, 304.13 feet to an iron pin;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to Julia Locke Stringfellow, by deeds of record in Book 5033, Page 824, and Book 8362, Page 258, R.O.D.C., S53° 33'33"W. 157.85 feet to an iron pin in the easterly right-of-way line of Twelfth Avenue North;

THENCE, with said right-of-way line N34° 13' 21"W, 322.75 feet to the point of beginning.

Containing 49,409 square feet or 1.13 acres more or less.

TRACT TWO – Air Rights Easement

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located south of Church Street and above Twelfth Avenue North, being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way line of Twelfth Avenue North and the southerly right-of-way line of Church Street;

THENCE, with said easterly right-of-way line of Twelfth Avenue North, S34° 13' 21"E, 132.68 feet to a point;

THENCE, crossing said Twelfth Avenue North, S55°, 46' 39"W, 41.43 feet to a severance line, said line being the easterly side of a concrete wall with railing;

THENCE, along said concrete wall, N34° 13' 21"W, 135.10 feet to a point in the southerly right-of-way line of Church Street;

THENCE, along said southerly right-of-way line of Church Street, N59° 07' 02"E, 41.50 feet to the point of beginning.

Containing 5,547 square feet of 0.13 acres more or less.

Being the same property conveyed to Joseph N. Barker, Trustee by deed record in Book 10375, Page 138 Register's Office Davidson County, Tennessee.

The above tracts being the same property described in a survey prepared by Wendell H. Talley, Sr. (R.L.S. No. 785) Barge, Waggoner, Sumner & Cannon, Inc., dated March 5, 1997, File No. 15996-01.