Davidson County DEEDWARR
Recvd: 09/27/01 15:32 3pgs
Fees:18.00 Taxes:1905.50
20010927-0104832

58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
United Record Pressing, LLC 453 Chestnut Street Nashville, TN 37203	New Owner 453 Chestnut Street Nashville, TN 37203	Map 105-03 Parcel 163
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTEEN THOUSAND AND NO/100 ($515,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DONALD G. WHITE, Jr.,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **UNITED RECORD PRESSING, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, and being certain Lots and portions of Lots on the Plan of Humphreys, Houston and Martin's addition to South Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, and Plan Book 1, page 35, Chancery Court at Nashville, as follows:

BEING Lot Nos. 91, 92, 93, 94 and 95 on the above plan and more particularly described as follows:

SAID Lot Nos. 91, 92 and 93 front 150 feet on the northerly side of Humphreys Street and run back between parallel lines 150 feet to an alley.

Said Lot No. 95 fronts 50 feet on the northerly margin of Humphreys Street and runs back 114.5 feet on the easterly line and 75 feet on the westerly line to an alley.

Said Lot No. 94 in said addition fronts fifty (50) feet on said Humphreys Street, and runs back, one hundred and fifty (150) feet on the east side and one hundred and fourteen (114) feet on the west side to an alley in the rear.

Being the same property conveyed by Warranty Deed from Herman S. Howard to Donald G. White, Jr., of record in Book 10417, page 750, Register's Office for Davidson County, Tennessee.

This is improved property known as 457 Chestnut Street, Nashville, TN 37203.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 36, page 117, Register's Office for Davidson County, Tennessee and Plan Book 1, page 35, Chancery Court at Nashville, Tennessee; to all matters shown on survey prepared by Volunteer Surveying dated March 14, 1997; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, and which taxes will be paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

I, **EILEEN Q. WHITE**, hereby join in this instrument for the purpose of relinquishing any and all rights, marital or otherwise, in and to said property which I might have as the wife of the said **DONALD G. WHITE, Jr.**

WITNESS OUR HANDS, this the 27th day of September, 2001.

DONALD G. WHITE, Jr.

EILEEN Q. WHITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Donald G. White, Jr. and wife, Eileen Q. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 27th day of September, 2001.

Notary Public

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $515,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 4/30/04

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.