ADDRESS NEW OWNER:
Guillermina Gomez, et al
4702 Nolensville Road
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS:
Map 147-12
Parcel 98

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, Kurtz Piano Company, a Partnership composed of Thomas B. Bartlett and Larry W. Ogle, by these presents does transfer and convey unto the Grantees, Guillermina Gomez, Guillermina Gomez, Jr., and Miguel A. Gomez, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Tom C. Lamb Subdivision, Section 4, as of record in Book 4675, page 151, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 6 fronts 52.76 feet on the easterly side of Nolensville Road and extends back between lines 173.37 feet on the southerly line and 181.26 feet on the northerly line to an alley measuring 52.94 feet thereon.
>
> Being the same property conveyed to Kurtz Piano Company, a Partnership composed of Thomas B. Bartlett and Larry W. Ogle, by deed from Chalmers Wade Hyatt, III, unmarried, and Hazel H. Hyatt, recorded in Book 10412, page 77, Register's Office of Davidson County, Tennessee.

This is improved property known as 4702 Nolensville Road, Nashville, Tennessee, 37211.

Said Property is conveyed subject to easements, owner's certificate and other matters shown on the Plan of record in Book 4675, page 151, said Register's Office; restrictive covenants contained in an instrument of record in Book 5125, page 886, said Register's Office; easements for utility services and party walls for use in common with the owners of attached and appurtenant improvements; and to the lien of ad valorem taxes for 2002 and thereafter.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of October. 2001.

KURTZ PIANO COMPANY, a Partnership

By: THOMAS B. BARTLETT

BY: LARRY W. OGLE

Davidson County DEEDWARR
Recvd: 10/17/01 09:15 2pgs
Fees:13.00 Taxes:1110.00
20011017-0112968

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of October, 2001, before me personally appeared, Thomas B. Bartlett, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Partner of Kurtz Piano Company, a Tennessee general partnership, the within named bargainor, and that himself as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Thomas B. Bartlett, as such Partner, and attesting the same by the said Thomas B. Bartlett, as such Partner.

Witness my hand and official seal, at office, this 16th day of October, 2001.

My commission expires: 4/29/03

NOTARY PUBLIC AT LARGE COUNTY, TN

Jeannette Ruddy
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of October, 2001, before me personally appeared, Larry W. Ogle, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Partner of Kurtz Piano Company, a Tennessee general partnership, the within named bargainor, and that himself as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Larry W. Ogle, as such Partner, and attesting the same by the said Larry W. Ogle, as such Partner.

Witness my hand and official seal, at office, this 16th day of October, 2001.

My commission expires: 11/29/03

Jeannette Ruddy
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT WAS PREPARED BY:
Peggy D. Mathes, Attorney at Law
One Washington Square, Suite 105
214 Second Avenue North
Nashville, TN 37201
(615) 256-4747

The actual consideration for this transfer is $300,000.00.

AFFIANT

Sworn to and subscribed to before me this 16th day of October, 2001.

Jeannette Ruddy
NOTARY PUBLIC

My Commission expires: 11/29/03

NOTARY PUBLIC AT LARGE