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JCW

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
John McBride and wife,
Martina McBride
2806 Azalea Place
Nashville, TN 37204

MORTGAGEE:
SunTrust Bank

Davidson County DEEDWARR
Recvd: 01/16/02 12:32 2pgs
Fees:13.00 Taxes:1850.00
20020116-0006585

SEND TAX BILL:
To Owner

MAP AND PARCEL:
Map 118-07
Group
Parcel 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Creative Recording, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John McBride and wife, Martina McBride**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 17 of Block C, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
>
> Said Lot No. 17 fronts 70.00 feet on the easterly side of Azalea Place on an arced line and runs back between lines, 185.60 feet on the northerly line and 159.30 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.
>
> BEING the same property conveyed to Creative Recording, Inc., by deed from James E. Cason and wife, Peggy B. Cason, as of record in Book 7095, page 979, Register's Office for Davidson County, Tennessee.

This is improved property known as 2806 Azalea Place, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John McBride and wife, Martina McBride, their heirs and assigns, forever; and Creative Recording, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns and

representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 15th day of January, 2002.

CREATIVE RECORDING, INC.

By: _____
James T. Smith, President

By: _____
Michael D. Stewart, Vice Pres.

By: _____
Dan E. Williams, Sect/Treas.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared James T. Smith, Michael D. Stewart and Dan E. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President, Vice President and Secretary/Treasurer of Creative Recording, Inc., the within named bargainor, a corporation, and that they as such officers, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by themselves as such authorized officers.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of January, 2002.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 24, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $500,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 15th day of January, 2002.

_____
NOTARY PUBLIC
My Commission Expires: My Commission Expires Sept. 25, 2004