Return To: First Title and Escrow
Box 9-B
File Number 20344

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***375,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

RIGHT BANK MUSIC, INC.
2005 Sweetbriar Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 117-03
PARCEL 28

Davidson County DEEDWARR
Recvd: 03/26/03 12:57 2pgs
Fees:13.00 Taxes:1387.50
20030326-0039803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($***375,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, TERRY JON RYDER, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto RIGHT BANK MUSIC, INC., a Tennessee corporation, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Plan of the Resubdivision of T.W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to David D. Reifschneider, unmarried, and Terry Jon Ryder, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from K. Thomas Sidwell, Trustee, of record in Book 11394, page 91, Register's Office for Davidson County, Tennessee; the said David D. Reifschneider having since died on October 2, 2001.

This is improved property known as 2005 Sweetbriar Avenue, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Resubdivision of T.W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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 persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of March, 2003.

TERRY JON RYDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Jon Ryder, the 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 and official seal this 21st day of March, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee