WARRANTY DEED

SHARON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & S McP, LLC, a Wisconsin Limited Liability Company	M & S McP, LLC, a Wisconsin Limited Liability Company	104-8-354
(NAME) 1616 16th Avenue South	(NAME) 919 River Road, P. O. Box 367	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Sparta, WI 54656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/16/03 13:49 2pgs
Fees:13.00 Taxes:1008.40

20030616-0082532

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **YOU SING RECORDING STUDIOS, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & S McP, LLC, A WISCONSIN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 the northerly 60 feet of Lot No. 3 on the plan of the subdivision of Lot No. 60, O.B. Hayes Addition called Rokeby, of record in book 161, Page 133, Register's Office for said County.

SAID part of Lot No. 3 fronts 60 feet on the easterly margin of 16th Avenue South, formerly Belmont Street, and extends back between parallel lines 145.5 feet to an alley in the rear.

Being the same property conveyed to You Sing Recording Studios, Inc. by deed from Gary L. Northup of record in Book 9805, Page 958 Register's Office for Davidson County, Tennessee.

This conveyance is subject to :

The Plan of Record in Book 161, Page 133
Property Taxes for the Current Year

unimproved ☐

This is improved ☒ property, known as **1616 16th Avenue South, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of June, 2003.

You Sing Recording Studios, Inc.

By: _____ President
Laron Pendergrass, President

_____ James Scherer, VP/Sec.
James Scherer, Secretary

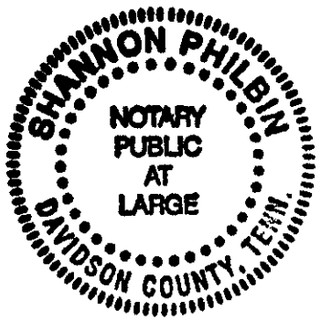
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laron Pendergrass, President and James Scherer, Secretary with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Secretary of You Sing Recording Studios, Inc., the within named bargainor, and corporation and that they as such President and Secretary being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Laron Pendergrass, President and James Scherer, Secretary.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2003.

Commission expires:



My Commission Expires JULY 26, 2003



Notary Public