BOX #14A
G#16579-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/03 10:06 2pgs
Fees:13.00 Taxes:862.10
20030916-0135712

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 5/30/07

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DNA Music City Properties, LLC (NAME)	"New Owner" (NAME)	MAP 131-03-0
224 Bramerton Court (ADDRESS)	(ADDRESS)	PARCEL 054.00
Franklin, TN 37069 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #16DA-38236]

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, Verney Wayne Boyett and wife, Deborah Boyett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DNA Music City Properties, LLC, a Tennessee limited liability company

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 parts of Lot Nos. 68 and 67 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for Davidson County, Tennessee, described according to a survey made March 9, 1956, by William Collier Parrish Associates, Engineers, as follows:

BEGINNING at the northwesterly corner of the intersection of Lone Oak Road and Overhill Drive, said beginning point being in the northerly margin of Overhill Drive and in the westerly margin (not center) of Lone Oak Road; thence, westwardly along the northerly margin of Overhill Drive, 184.8 feet to a point 55 feet easterly from the southeasterly corner of the property sold to Neal D. Buffaloe and wife, by Deed of record in Book 1944, Page 227, said Register's Office; thence, northwardly parallel with Buffaloe's easterly line, 104.5 feet to a point; thence, eastwardly parallel with the margin of Overhill Drive, 201.3 feet to a point in the westerly margin of Lone Oak Road, said point being 110 feet southerly from the northerly line of the property sold to S. H. Sanders and wife, by Deed of record in Book 911, Page 549, said Register's Office; thence, southwardly along the westerly margin of Lone Oak Road, 103.8 feet to the BEGINNING.

BEING the same property conveyed to Verney Wayne Boyett and wife, Deborah

CONTINUED

unimproved ( )
This is improved (X) property, known as 4309 Lone Oak Road, Nashville, TN 37215
(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 our hand s this 15th day of September, 2003

Verney Wayne Boyett
Verney Wayne Boyett

Deborah Boyett
Deborah Boyett

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 Verney Wayne Boyett and wife, Deborah Boyett

the bargainor s, 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 official seal at NASHVILLE Tennessee, this 15th day of September, 2003.

Commission expires 5/30/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

STEPHEN W. ARTHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 5/30/07

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ the _____ and _____ respectively the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Boyett, by Installment Deed dated February 7, 1980, from Virgil McCool and wife, Erline McCool, of record in Book 5565, Page 322, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4116, Page 668, said Register's Office; Easement for a driveway 22 feet in width along the westerly side of said property as set out in the Deed of record in Book 2497, Page 223, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantors herein.