Prepared from information furnished by the parties

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 12:41 2pgs
Fees:13.00 Taxes:240.50

20040331-0036213

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

E. Mark Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2004

Notary Public:

MY COMMISSION EXPIRES: 12/19/2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE KNOX CO. TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
E.Mark Turner, Trustee	NEW OWNER	Map 051
5007 Timber Trail		Group 04
Mt. Juliet, TN 37122		Parcel 085

FOR AND IN 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 Bob Moore Music, Inc. hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto E.Mark Turner, Trustee 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:

Being Lots No. 24 and 25 on the Map of Madison Realty Company's Subdivision at Madison, Tennessee, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lots No. 24 and 25 adjoin and front together 100 feet on the southerly side of Harrington Avenue and run back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Bob Moore Music, Inc. by deed from Victoriano C. Calderon, Jr. and wife, Virginia A. Calderon of record in Instrument 20040325-0033746, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 106 Harrington Avenue, Madison, TN 37115

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 31st day of March, 2004.

Bob Moore Music, Inc.

BY: Bob L. Moore
Bob L. Moore, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bob L. Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Bob Moore Music, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bob L. Moore as such President.

Witness my hand and official seal at office at Nashville, TN, Tennessee on this the 31st day of March, 2004.

My Commission Expires: 12/19/2006

NOTARY PUBLIC

