42
NR

Davidson County DEEDWARR
Recvd: 04/01/04 15:28 3pgs
Fees:18.00 Taxes:2358.75
20040401-0036927

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC [CAH]
29 Music Square East
Nashville, Tennessee 37203

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
916 Partners 916 19th Avenue South Nashville, Tennessee 37203	916 Partners 916 19th Avenue South Nashville, Tennessee 37203	092-16-316 10W 06900 104-04-062 10W 06905

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZOMBA RECORDING CORPORATION**, a New York corporation ("Grantors"), have bargained and sold, and by these presents transfer and convey unto **916 PARTNERS**, a Tennessee general partnership ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Tract No. I:

Being Lot No. 161 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 161 fronts 50 feet on the easterly side of 19th Avenue South, formerly Laura Street, and runs back between parallel lines 150 feet to an alley.

Tract No. II:

Being Lot No. 162 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 162 fronts 50 feet on the easterly side of 19th Avenue South, formerly Laura Street, and runs back between parallel lines 150 feet to an alley.

The source of this description is the prior deed of record.

Being the same property conveyed to Grantors by deed, dated March 19, 1992, from Chester B. Atkins and H. Ray Ragsdale of record in Book 8578, page 429, said Register's Office.

This is improved property known as 914-916 19th Avenue South, Nashville, Tennessee 37203.

Said property is conveyed subject to the following matters:

1. 2004 Real Property Taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. ALL matters shown on the Plan recorded in Plan Book 1, page 81, Chancery Court at Nashville.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their successors to warrant and forever defend the title to said land to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hand this 30th day of March, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized representative on said day and date.

ZOMBA RECORDING CORPORATION

By: _____

Its: _____ ROBERT J. SORRENTINO VICE PRESIDENT

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Sorrentino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of Taxes of Zomba Recording Corporation, the within named bargainor, a New York corporation, and that he/she as such VP of Taxes executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as VP of Taxes.

WITNESS my hand, at office, this 30th day of March, 2004.

Karin Jacobson
Notary Public

KARIN JACOBSON
Notary Public, State of New York
No. 31-4900115
Qualified in New York County
Commission Expires Oct. 19, 20

My Commission Expires:

Oct. 19th, 2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $637,500.

Affiant

Sworn to and subscribed before me this 31 day of March, 2004.

Nancy Bowen
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires:

12/01/2004

14663.2