PREPARED BY (AND RETURN TO):

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W & I Ref:(km) Title No: 45773
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/22/04 13:53 2pgs
Fees:13.00 Taxes:1034.15
20040722-0087892

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Music Limited Partnership, An Ohio Limited Liability Company 1777 Oakland Hills Court Springboro, OH 45066	SAME

TAX MAP-PARCEL NUMBERS: 161-01-B-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Hill and spouse, Sharita J. Hill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Music Limited Partnership, An Ohio Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Aberdeen Woods, Phase Two of record in Book 9700, Page 849 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Hill and Sharita J. Hill, husband and wife, by deed from Zaring Homes, Inc., an Ohio Corporation of record in Document No. 200007260073667 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 849, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is here by made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, Book 11303, page 555, Book 11714, Page 843 and Document No. 20002030011436, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5421 Cochran Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2004.

James A. Hill

Sharita J. Hill

State of TENNESSEE

County of DAVIDSON

On this 21st day of July, 2004 , before me the undersigned authority, personally appeared James A. Hill and Sharita J. Hill , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,500.00

Affiant

Sworn and subscribed before me this the 21st day of July, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public