BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17320-2

The actual consideration or value, whichever is greater, for this transfer is **$296,200.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2004.

Notary Public

My commission expires: 12-12-04

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/10/04 08:36 2pgs
Fees:13.00 Taxes:1095.94

20040810-0096202

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MUSIC HILL, L.L.C.	**"NEW OWNER"**	**Map 104-04-0, Parcel 226.00**
1200 16th Avenue South		
Nashville, TN 37212		

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,

W. TIMOTHY CARROLL, as to a ¾ undivided interest, and A. WAYNE CRIM, as to a ¼ undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUSIC HILL, L.L.C., 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 part of Lot No. 24 of the large lots in the O. B. Hayes Addition to Nashville, a plan of which is of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of said Lot is described as follows: BEGINNING at the Southeast corner of Belmont Avenue, as widened (now known as 16th Avenue South), and Jackson Street (now known as Edgehill Avenue); running thence, southwardly with the East margin of 16th Avenue South, 55 feet to the Northeast corner of that part of said Lot No. 24 conveyed by Lillian L. Parson to Nannie Seawell by Deed of record in Book 147, Page 315, said Register's Office; thence, eastwardly with her line 150 feet, more or less, to an alley; thence, northwardly with said alley 55 feet to Edgehill Avenue; thence, westwardly with the South margin of Edgehill Avenue, 150 feet, more or less, to the BEGINNING.

BEING the same property conveyed to W. Timothy Carroll, a 3/4 undivided interest, and to A. Wayne Crim, a 1/4 undivided interest, as tenants in common, by Warranty Deed dated December 18, 1979, from Patrick M. Thompson and wife, Rita H. Thompson, of record in Book 5546, Page 71, 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; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED COMMERCIAL PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN OR THEIR RESPECTIVE SPOUSES.

This is Improved (__X__) Unimproved (_____) property, known as: **1200 16th Avenue South, Nashville, TN 37212.**

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 convenant 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/our hand(s) this **6th** day of **August, 2004.**

W. TIMOTHY CARROLL

A. WAYNE CRIM

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 **W. TIMOTHY CARROLL and A. WAYNE CRIM,** the bargainors, 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 **6th** day of **August, 2004.**

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 12.12.04