PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
From Information Furnished by the Parties
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W & I Ref:(km) Title No: 45773
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/13/04 14:05 2pgs
Fees:13.00 Taxes:925.00
20040813-0098310

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

TAX MAP-PARCEL NUMBERS: 117-16-A-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard T. Craig, Jr. and spouse, Suzanne** M. Craig, 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 Unit B of the Caldwell-Dorris condominiums as established by Master Deed of record in Book 7102, Page 579, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard T. Craig, Jr. and wife, Suzanne M. Craig by deed from Charles E. Floyd and wife, Suzanne H. Floyd of record in Book 10514, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 7102, Page 579.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

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This is improved property, known as: 3901 Dorris Lane, Nashville, Tennessee 37204

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 9th day of August, 2004.

Richard T. Craig , Jr.

Suzanne M. Craig

State of TENNESSEE
County of DAVIDSON

On this9th day of August, 2004 , before me the undersigned authority, personally appeared Richard T. Craig, Jr. and Suzanne M. Craig , 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: _____

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires NOV. 13, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $250,000.00.00

Affiant

Sworn and subscribed before me this the9thday of August, 2004

Notary Public

My Commission Expires: _____

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 13, 2007