Return to: First Title and Escrow Company, Inc.
File Number 23783 Box 9B

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/01/05 16:17 3 pg
Fees:18.00 Taxes:3644.50
20050301-0022649

ADDRESS NEW OWNER:
Nashville Songwriters Association International, Inc.
1710 Roy Acuff Place
Nashville, TN 37203

SEND TAX BILL:
To Owner

MORTGAGEE:
Suntrust Mortgage Inc.
201 4th Ave. N/ 7th Fl
Nashville, TN 37219

MAP AND PARCEL:
MAP 92-16
GROUP
PARCEL 351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Canada-Shedd, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nashville Songwriters Association International, Inc., hereinafter called the Grantee, its 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 described as follows, to-wit:

TRACT NO. I

Land in Davidson County, Tennessee, being Lot No. 124 in O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 124 fronts 50 feet on the easterly side of 18th Avenue South, formerly Shields Avenue, and extends back between parallel lines with the northerly margin of Hawkins Street, 150 feet to an alley.

TRACT NO. II

Land in Davidson County, Tennessee, being Lot No. 125 in O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 125 fronts 50 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Canada-Shedd, LLC by deed from River Hurricane Coal Co., Inc., as of record in Book 10033, page 992, Register's Office for Davidson County, Tennessee.

This is improved property known as 1710 Roy Acuff Place, Nashville, TN 37203.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nashville Songwriters Association International, Inc., its heirs and assigns, forever; and Canada-Shedd, LLC, a Tennessee Limited Liability Company does covenant with the said Grantee that it is lawfully seized 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; and it does further covenant and bind itself and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this the 25th day of February, 2005.

CANADA-SHEDD, LLC, a Tennessee Limited Liability Company

By: _____
Donnie Canada, Manager

By: _____
Harold Shedd, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donnie Canada and Harold Shedd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all of the Managers and Members of Canada-Shedd, LLC, the maker and are authorized by the Limited Liability company, to execute this instrument on behalf of Canada-Shedd, LLC.

Witness my hand, at office this 25 day of February, 2005.

_____
Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $985,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE