THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **824,900.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2005 Notary Public MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Top Dog Records, Inc.	New Owner	MAP 104-9-N
105 West End Close	P.O. Box 1230	PARCEL 1 CO
Nashville, TN 37205	Clarkston, MI 48347	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Browning-Bacon Properties, LLC, a TN Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Top Dog Records, Inc., a Michigan Corporation**

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 Unit 1, in a Horizontal Property Regime as shown on the condominium site plan for West End Close Condominium, as of record on Exhibit "A" of the Master Deed of West End Close of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Browning-Bacon Properties, LLC, a TN Limited Liability Company by deed from Spiva/Hill Management and Investment, LLC, a TN Limited Liability Company of record in Instrument No. 20030220-0022788, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **105 West End Close, Nashville, TN 37205.**

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 covenant 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 hand( ) this the 1st day of July, 2005.

Browning-Bacon Properties, LLC, a TN Limited Liability Company

BY: _____
Richard Bacon

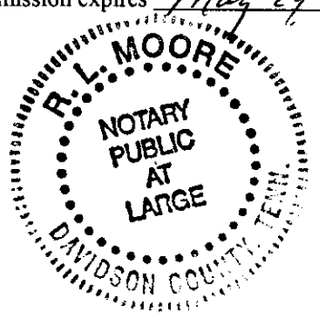
Davidson County DEEDWARR
Recvd: 07/13/05 12:09 2 pgs
Fees:13.00 Taxes:3052.13
20050713-0081137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Richard Bacon**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Browning-Bacon Properties, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 1st day of July, 2005.

My Commission expires May 24 2009



Notary Public