Davidson County DEEDWARR
Recvd: 07/28/05 11:49 3 pgs
Fees:18.00 Taxes:4902.50
20050728-0088314

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WARRANTY DEED

This Indenture made this **21st** day of **July, 2005** between **Moore Recording Corporation,** ,GRANTOR, and **Voss Recording Corporation, a Tennessee Corporation ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

TRACT I:
Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 5 and the northerly 5 feet of Lot No. 6 on the Map of J.W.P. Brown Subdivision of Lot No. 15, O.B. Hayes Large Lots called Rokeby, as of record in Book 161, Page 88, Register's Office for Davidson County, Tennessee.

Said parts of Lots 5 and 6 front together 50 feet on the westerly side of Sixteenth Avenue South, formerly Belmont Avenue, and run back between parallel lines, 150 feet to an alley in the rear.

TRACT II:
Land in Davidson County, Tennessee, being the southerly 42.1 feet of Lot No. 6 on the Map of J.W.P. Brown Subdivision, as of record in Book 161, Page 88, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 42.1 feet on the westerly side of Sixteenth Avenue, South, and runs back between parallel lines 150 feet to an alley.

Said Tracts I and II being the same property conveyed to Dale Moore, by deed from Emerald Sound Studio, a partnership composed of David E. Malloy and Bruce N. Stevens, of record in Book 6887, Page 791, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Sheridan A. Malloy of record in Book 6887, Page 789, said Register's Office.

Being the same property conveyed to Moore Recording Corporation by Quitclaim Deed from Dale Moore of record in Book 8300, Page 648, dated February 27, 1991, Register's Office for Davidson County, Tennessee.

This is improved property known as 1033 16th Avenue South, Nashville, Tennessee 37212.

This conveyance is being made pursuant to an Order of the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division entered on May 13, 2005 in Bankruptcy Case Number 303-10769 and recorded simultaneously herewith.

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This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s); and any and all easements, setback lines, right of ways, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **21st** day of **July, 2005.**

Moore Recording Corporation

BY: Andrew B. Kautz
Authorized Representative

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Andrew B. Kautz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the authorized representative of Moore Recording Corporation, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of Moore Recording Corporation by him/her self as said authorized representative.

Witness my hand and official seal this 21 day of July, 2005.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

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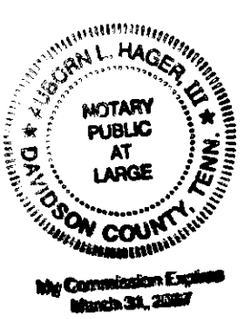
County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $1325000

Affiant

Subscribed and sworn before me this 21st day of July, 2005.



NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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Prepared by:
Auborn L. Hager, III
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Voss Recording Corporation
1033 16th Avenue South
Nashville, TN 37212

Send Tax Bills to:
owner

Map & Parcel Number:

104.04/158