THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21568B

Davidson County DEEDWARR
Recvd: 09/06/05 08:14 2 pgs
Fees:13.00 Taxes:318.20
20050906-0106196

MAP/GROUP/PARCEL: 017-00-0/044.00

NEW OWNER'S NAME AND ADDRESS:
GOSPEL MUSIC INTERNATIONAL
3000 FREEMAN HOLLOW ROAD
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN S. BURGESS, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, GOSPEL MUSIC INTERNATIONAL, a corporation existing under the laws of the State of Tennessee, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

TRACT I: BEGINNING AT A POINT IN THE CENTER OF A LANE, KNOWN AS SHIVERS LANE ON THE NORTH SIDE OF LICKTON PIKE ABOUT 1/4 MILE EASTERLY FROM WALKER'S METHODIST CHURCH; THENCE WESTERLY WITH THE CENTER OF LICKTON PIKE, 143 FEET TO A POINT; THENCE NORTHWARDLY 200 FEET FROM THE CENTER OF SAID LICKTON PIKE TO A POINT; THENCE EASTERLY 102 FEET TO A POINT IN THE CENTER OF SHIVERS LANE, WHICH POINT IS 225 FEET NORTH OF THE BEGINNING POINT; THENCE WITH THE CENTER OF SAID LANE, 225 FEET SOUTHERLY TO THE POINT OF BEGINNING.

The subject property is improved property known as 3000 FREEMAN HOLLOW ROAD, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Book 9116, Page 793, Register's Office for DAVIDSON, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, it's heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN S. BURGESS

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, JOHN S. BURGESS, AN UNMARRIED MAN, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 24th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $86,000.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of August, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE