Davidson County DEEDWARR
Recvd: 11/22/05 14:21 3 pgs
Fees:18.00 Taxes:740.00
20051122-0141205

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pastel Music, Inc. 2816 Foster Avenue Nashville, TN 37210	Same	Map 119-9 Parcel 192

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE FREEMAN and wife, JACKIE FREEMAN** ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **PASTEL MUSIC, INC., a florida corporation** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Parkway Subdivision, as of record in Book 974, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the easterly side of Foster, formerly Akin Avenue, as widened, and extends back 162 feet on the northerly line and 158.7 feet on the southerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Mike Freeman and wife, Jackie Freeman, by Deed of record in Book 8521, page 743, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 2816 Foster Avenue, Nashville, TN 37210.

Said property is conveyed subject to the following matters:

1. Taxes for the year 2006, a lien, which is not yet due and payable.

2. All matters shown on Plat of record in Book 974, page 62, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, representatives and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this ____ day of November, 2005.

MIKE FREEMAN

Jackie Freeman POA By Mike Freeman
JACKIE FREEMAN

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MIKE FREEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 2005.

Notary Public

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: 11/26/05

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid MIKE FREEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARR ANTY DEED) in behalf of JACKIE FREEMAN and further acknowledged that she executed the same as the free act and deed of said JACKIE FREEMAN, and for the purposes therein contained by virtue of a Special Limited Power of Attorney duly executed by the said JACKIE FREEMAN, and appearing of record in Record Book ____, page ____, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

Notary Public

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: 11/26/05

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $200,000.00.

Affiant

Sworn to and subscribed before me this 21st day of November, 2005.

Notary Public

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: 11/26/05

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