Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Musicbox Properties, LLC 1111 16th Avenue South Nashville, TN 37212	Same as New Owner	Map:104-4 Parcel:151
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **DMJ Properties, LLC,** a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys to **Musicbox Properties, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities.

2. Subject to all matters as shown on subdivision plan of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

3. Any and all matters disclosed on the survey prepared by Barge. Waggoner, Sumner and Cannon, Inc., dated November 19, 1997.

4. 2006 County Taxes, a lien not yet due and payable, have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 1111 16th Avenue South, Nashville, Tennessee 37212.

Davidson County DEEDWARR
Recvd: 04/28/06 12:29 3 pgs
Fees:18.00 Taxes:6865.35
20060428-0048938

EXECUTED this 26th day of April, 2006.

DMJ Properties, LLC, a Tennessee limited liability company

BY: _____
Dale M. Jensen
Title: Chief Manager

STATE OF Arizona

COUNTY OF Maricopa

Before me, a Notary Public of the State and County aforesaid, personally appeared Dale M. Jensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Chief Manager of DMJ Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, this the 26th day of April, 2006.

_____
Notary Public

My Commission Expires:

May 6, 2009

(SEAL)

OFFICIAL SEAL
JENNIFER GRAY
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires May 6, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,855,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 28th day of April, 2006.

_____
NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land in Nashville, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Sixteenth Avenue South and Edgehill Avenue, being Lots 7 and 8, and a portion of the westerly five foot of the original right-of-way of Sixteenth Avenue South abandoned by Metropolitan Council Bill No. 77-577, said Lots shown on the Plan of Subdivision of Lot 16, in the O. B. Hayes plan of large lots of record in Book 161, page 86, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of the property made by Barge, Waggoner Sumner and Cannon, Inc., dated November 19, 1997, as follows:

BEGINNING at the Point of intersection of the northerly right-of-way line of Edgehill Avenue and the westerly right-of-way line of Sixteenth Avenue South;

THENCE, with the said northerly right-of-way line, North 85 degrees 42 minutes 59 seconds West, 154.90 feet to the point of intersection with the easterly right-of-way line of Alley No. 440;

THENCE, with the said easterly right-of-way line, North 05 degrees 17 minutes 14 seconds East, 102.04 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of Lot 9, as shown on said plan, South 86 degrees 05 minutes 00 seconds East, 154.14 feet to a point in the westerly right-of-way line of Sixteenth Avenue South;

THENCE, with the said right-of-way line, South 04 degrees 51 minutes 07 seconds West, 103.02 feet to the Point of Beginning.

Containing 15,541 square feet or 0.36 acres, more or less.

Being the same property conveyed to DMJ Properties, LLC, by Warranty Deed from Lee Greenwood, of record in Book 10692, Page 636, Register's Office for Davidson County, Tennessee.