THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & ~~Return To~~:** **First Title & Escrow Co., Inc.** **FTEC File No. 25371-04-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 17th day of May, 2006. Notary Public My Commission Expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WARRANTY DEED

Address New Owner: Platinum Music, LLC a General Partner of Platinum Pen Properties, LTD. 706 18th Avenue South Nashville, TN 37203	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.092.16-0 Parcel No. 350.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerry L. House**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Platinum Music, LLC a General Partner of Platinum Pen Properties, L.T.D., a Texas limited partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 706 18th Avenue South, Nashville, TN 37203

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

This is not, nor ever has been the marital residence of the Grantor.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on the 17th day of May, 2006.

Gerry L. House

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerry L. House**, 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 17th day of May, 2006.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14682

Davidson County DEEDWARR
Recvd: 05/24/06 14:43 2 pgs
Fees:13.00 Taxes:2775.00

20060524-0061143

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of O.B. Hayes Plan of Small Lots, as of record in Plat Book 1, page 69, Chancery Court at Nashville, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gerry L. House by Deed dated December 10, 1991 from Dawn Moore Robbins (formerly Dawn M. Moore) and husband, Frankie Robbins of record in Book 8508, page 292, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1, page 69, Chancery Court at Nashville, Tennessee.