This Instrument Prepared by
and Return to:
James C. Warner, Esq.
Martin, Tate, Morrow & Marston, P.C.
6410 Poplar Avenue, Suite 1000
Memphis, TN 38119-4843

Davidson County DEEDWARR
Recvd: 10/23/06 14:36 16 Pg
Fees:83.00 Taxes:5365.00
20061023-0131300

WARRANTY DEED

THIS INDENTURE, is made and entered into as of the 19th day of October, 2006, by and between the hereinafter named grantors (collectively, the "Grantors"), and the SOCIETY FOR THE PRESERVATION AND ENCOURAGEMENT OF BARBER SHOP QUARTET SINGING IN AMERICA, INCORPORATED, a non-profit corporation organized and existing under the laws of the state of Wisconsin (the "Grantee"),

WITNESSETH:

The Grantors in this Indenture are: (1) Larry A. Bauman, (2) C. Davis Bauman, (3) Leslie Ann McQuiddy, (4) Jane Dale McQuiddy Longhurst, (5) Ann Bauman Porterfield, (6) Diane Corey Kefauver, (7) David Kefauver, (8) Margaret Webb McQuiddy Anderson (f/k/a Margaret Webb McQuiddy), (9) Robert C. Williamson, as Trustee of the Robert C. Williamson Living Trust, (10) Margaret Webb McQuiddy and David L. McQuiddy, III, as Trustees of the David L. McQuiddy Family Trust under the will of David L. McQuiddy, Jr., (11) Mary Katherine McQuiddy and Sam Smartt, as Trustees of the Marital Trust under the will of Paul N. McQuiddy, (12) John R. Hall and William B. Rainey, as Co-Trustees of the Remainder Trust under the will of Paul N. McQuiddy, (13) C. Davis Bauman, as Trustee of the trust for the children of Marian Sue McQuiddy Bauman, and (14) C. Davis Bauman, as Trustee of the Trust of David Paul Robinson under the will of Paul N. McQuiddy.

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have bargained and sold and do hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in Nashville, Davidson County, Tennessee, to-wit:

All that certain improved real estate described in **Exhibit A** attached hereto and incorporated herein by this reference, as if fully copied herein

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever, and together with all right, title and interest of Grantors in and to the use of those certain permanent easements and/or rights-of-way as created by and described in Permanent Easement For Alley recorded in Book 7334, Page 768, and Permanent Easement For Alley recorded in Book 7334, Page 765, both in the Register's Office for Davidson County, Tennessee.

And Grantors do hereby covenant with Grantee that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of Grantors as of the day and year first above written.

SEPARATE SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

* * * * * * * * * * * * *

RECORDING DATA ONLY

Property Address:

110 7TH Avenue North
Nashville, TN

Name and Address of the Property Owner and Entity Responsible for Payment of the Real Property Taxes:

Society for the Preservation and Encouragement of Barber Shop Quartet Singing in America, Incorporated

7930 Sheridan Road
Kenosha, WI 53143

Tax Parcel Identification No.

093-063-028.00

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is $1,450,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 19th day of October, 2006.

NOTARY PUBLIC

My commission expires:

9-22-07

[Notary Seal]

NOTARY PUBLIC AT LARGE

My Commission Expires

Grantors' Signature and Acknowledgment Page

C. DAVIS BAUMAN

individually and as attorney-in-fact for LARRY A. BAUMAN, LESLIE ANN McQUIDDY, JANE DALE McQUIDDY LONGHURST, ANN BAUMAN PORTERFIELD, DIANE COREY KEFAUVER, DAVID KEFAUVER, and MARGARET WEBB McQUIDDY ANDERSON (f/k/a Margaret Webb McQuiddy)

STATE OF Tennessee

COUNTY OF Davidson

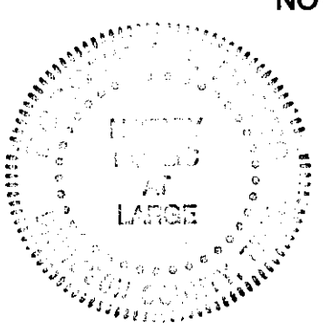
Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, C. DAVIS BAUMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, individually and as attorney-in-fact for, and in behalf of, LARRY A. BAUMAN, LESLIE ANN McQUIDDY, JANE DALE McQUIDDY LONGHURST, ANN BAUMAN PORTERFIELD, DIANE COREY KEFAUVER, DAVID KEFAUVER, and MARGARET WEBB McQUIDDY ANDERSON (f/k/a Margaret Webb McQuiddy), as the free act and deed of such persons.

WITNESS my hand and notarial seal at office this 19th day of October, 2006.

NOTARY PUBLIC

My commission expires: 9-22-07

[Notary Seal]



Grantors' Signature and Acknowledgment Page

C. DAVIS BAUMAN, TRUSTEE,

as Trustee of the trust for the children of Marian Sue McQuiddy Bauman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, C. DAVIS BAUMAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Trustee of the of the trust for the children of Marian Sue McQuiddy Bauman.

WITNESS my hand and notarial seal at office this 19th day of October, 2006.

NOTARY PUBLIC

My commission expires: 9-22-07

[Notary Seal]

DOROTHY S. PATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

Grantors' Signature and Acknowledgment Page

C. DAVIS BAUMAN, TRUSTEE,

as Trustee of the Trust of Paul David Robinson under the will of Paul N. McQuiddy

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, C. DAVIS BAUMAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Trustee of the Trust of Paul David Robinson under the will of Paul N. McQuiddy.

WITNESS my hand and notarial seal at office this 19th day of October, 2006.

NOTARY PUBLIC

My commission expires: 9.22.07

[Notary Seal]

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Grantors' Signature and Acknowledgment Page

ROBERT C. WILLIAMSON, TRUSTEE,

as Trustee of the Robert C. Williamson Living Trust

STATE OF California

COUNTY OF Santa Clara

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, ROBERT C. WILLIAMSON, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Trustee of the Robert C. Williamson Living Trust.

WITNESS my hand and notarial seal at office this 4th day of October, 2006.

NOTARY PUBLIC

My commission expires:
1-22-09

[Notary Seal]

ALKA V. TALATI
Comm. # 1546367
NOTARY PUBLIC - CALIFORNIA
Santa Clara County
My Comm. Expires Jan. 22, 2009

Grantors' Signature and Acknowledgment Page

Margaret Webb McQuiddy Anderson
MARGARET WEBB McQUIDDY ANDERSON (f/k/a Margaret Webb McQuiddy), TRUSTEE,

as Trustee of the David L. McQuiddy Family Trust under the will of David L. McQuiddy, Jr.

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, MARGARET WEBB McQUIDDY ANDERSON, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, she executed the within instrument for the purposes therein contained, in her capacity as Trustee of the David L. McQuiddy Family Trust under the will of David L. McQuiddy, Jr.

WITNESS my hand and notarial seal at office this 3rd day of October, 2006.

Sivagami Chithambaram
NOTARY PUBLIC

My commission expires:

[Notary Seal]

SIVAGAMI CHITHAMBARAM
Notary Public
Montgomery County
Maryland
My Commission Expires May 1, 2009

Grantors' Signature and Acknowledgment Page

DAVID L. McQUIDDY, III, TRUSTEE,

as Trustee of the David L. McQuiddy Family Trust under the will of David L. McQuiddy, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, DAVID L. McQUIDDY, III, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Trustee of the David L. McQuiddy Family Trust under the will of David L. McQuiddy, Jr.

WITNESS my hand and notarial seal at office this 9th day of October, 2006.

NOTARY PUBLIC

[Notary Seal]

My commission expires:

Grantors' Signature and Acknowledgment Page

Mary Katherine McQuiddy, Trustee
MARY KATHERINE McQUIDDY, TRUSTEE,

as Trustee of the Marital Trust under the will of Paul N. McQuiddy

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, MARY KATHERINE McQUIDDY, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, she executed the within instrument for the purposes therein contained, in her capacity as Trustee of the Marital Trust under the will of Paul N. McQuiddy.

WITNESS my hand and notarial seal at office this 4th day of October, 2006.

Julia P. Miller
NOTARY PUBLIC

My commission expires:

[Notary Seal]

MY COMMISSION EXPIRES
JULY 26, 2009

JULIA P. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Grantors' Signature and Acknowledgment Page

SAM SMARTT, TRUSTEE,

as Trustee of the Marital Trust under the will of Paul N. McQuiddy

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, SAM SMARTT, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Trustee of the Marital Trust under the will of Paul N. McQuiddy.

WITNESS my hand and notarial seal at office this 4th day of October, 2006.

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES
JULY 26, 2009

[Notary Seal]

JULIA P. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Grantors' Signature and Acknowledgment Page

JOHN R. HALL, TRUSTEE,
as Co-Trustee of the Remainder Trust under the will of Paul N. McQuiddy

STATE OF Kentucky

COUNTY OF Fayette

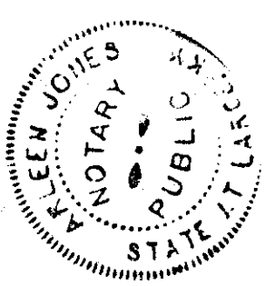
Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, JOHN R. HALL, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Co-Trustee of the Remainder Trust under the will of Paul N. McQuiddy.

WITNESS my hand and notarial seal at office this 3rd day of October, 2006.

NOTARY PUBLIC

My commission expires:
June 17, 2007

[Notary Seal]



Grantors' Signature and Acknowledgment Page

WILLIAM B. RAINEY, TRUSTEE,

as Co-Trustee of the Remainder Trust under the will of Paul N. McQuiddy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, WILLIAM B. RAINEY, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being duly authorized so to do, he executed the within instrument for the purposes therein contained, in his capacity as Co-Trustee of the Remainder Trust under the will of Paul N. McQuiddy.

WITNESS my hand and notarial seal at office this 6 day of October, 2006.

NOTARY PUBLIC

My commission expires:

My Commission Expires
May 24, 2008

[Notary Seal]

WILLIAM B. FITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land located in the City of Nashville, Davidson County, Tennessee, and being part of Lot No. One Hundred Twenty Nine (129) on the Original Plan of Nashville, not of record, described as follows:

Beginning on the easterly margin of Seventh Avenue North, formerly Vine Street, 126 feet northerly from the northerly margin of Broad Street, being the northeast corner of said Avenue, and an alley 11 feet wide; thence with the easterly margin of said Avenue, northerly 69 feet to a stone; thence at right angles easterly 170 feet, more or less, to an alley; thence with said alley southerly 69 feet to the northerly margin of the first mentioned alley; thence with said margin westerly 170 feet, more or less, to the beginning.

Being the same property conveyed to J.C. McQuiddy by deed from Simon Lieberman and wife, Amelia Lieberman of record in Book 564, page 290, Register's Office for Davidson County, Tennessee; the said J.C. McQuiddy having since died, the property was devised to his children by virtue of his Will of record in Will Book 41, page 493, Probate Court Clerk's Office for Davidson County, Tennessee, his children being Evelyn McQuiddy, Ruth McQuiddy Williamson; David L. McQuiddy, Paul N. McQuiddy, Sue McQuiddy Bauman, Emma Clayton McQuiddy Porter, and Leon McQuiddy. All these persons are deceased, and their interests in the property are as follows:

The said Evelyn McQuiddy having since died, her interest in the property was devised by her Will of record as Instrument No. 20061023-0131290 Register's Office for Davidson County, Tennessee to Alfred Ransom Williamson, Robert Clayton Williamson, Lawrence Albert Bauman III, Barbara Bauman Gill; the said Barbara Bauman Gill, being one and the same person as Barbara Sue Gill, conveyed her interest in the property to C. Davis Bauman by deed of record in Book 6787, page 182, said Register's Office; the said Alfred Ransom Williamson, being one and the same person as Alfred R. Williamson, conveyed his interest in the property to C. Davis Bauman by deed of record in Book 6787, page 185, said Register's Office; and the said Robert Clayton Williamson, being one and the same person as Robert C. Williamson, conveyed his interest in the property to Robert C. Williamson, Trustee of the Robert C. Williamson Living Trust by deed of record in Book 10250, page 962, said Register's Office. Lawrence Albert Bauman III is one and the same person as Larry A. Bauman.

The said Ruth McQuiddy Williamson having since died, her interest in the property was devised by her will of record as Instrument No. 20061023-0131291, Register's Office for Davidson County, Tennessee, to Robert C. Williamson and Alfred R. Williamson; the said Alfred R. Williamson conveyed his interest in the property to C. Davis Bauman by deed of record in Book 6787, page 185, Register's Office for Davidson County Tennessee; and the said Robert C. Williamson conveyed his interest in the property to Robert C. Williamson, Trustee of the Robert C. Williamson Living Trust, by deed of record in Book 10250, page 962, said Register's Office.

The said David L. McQuiddy having since died his interest in the property was devised to his wife, Virginia Houston McQuiddy by Will of record in Will Book 81, page 312, Probate Court Clerk's Office for Davidson County, Tennessee; the said Virginia Houston McQuiddy having since died, her interest in the property was devised to Ann Leslie McQuiddy (Hall), Jane Dale McQuiddy Rainey, now Longhurst, and David L. McQuiddy, Jr. by Will of record in Will Book 101, page 443 said Clerk's Office; the said Ann Leslie McQuiddy Hall having since died, her interest in the property was devised to John R. Hall by Will, a copy of which is of record as Instrument No. 20061023-0131278 Register's Office for Davidson County, Tennessee; the said John R. Hall having conveyed his interest in the property to Leslie Ann McQuiddy by deed of record in Book 9241, pages 445 and 450, said Register's Office; the said David L. McQuiddy, Jr. having since died, his interest in the property was devised to Margaret Webb McQuiddy and David L. McQuiddy, III, Trustees of the David L. McQuiddy, Jr. Family Trust and to Margaret Webb McQuiddy by Will of record in Will Book 231, page 254, said Probate Court Clerk's Office.

The said Paul N. McQuiddy having since died leaving a Last Will and Testament of record as Instrument No. X, Register's Office for Davidson County, Tennessee, his interest in the property was devised as follows:

X20061023-0131289

(a) 64% of his interest to Mary Katherine McQuiddy and William B. Rainey, Trustees of the Marital Trust as provided in a deed from the co-executors of record in book 6322, page 956, Register's Office for Hamilton County, Tennessee; the said William B. Rainey having resigned as Trustee, and having been replaced by Samuel R. Smartt as Successor Trustee by the order of the Chancery Court of Hamilton County, Tennessee, In Re: The Marital Trust created under the Will of Paul N. McQuiddy, No. P-1500, in Minute Book 166, page 336, Clerk and Master's Office for Hamilton County, Tennessee;
(b) 9% of his interest to Mary Katherine McQuiddy and William B. Rainey, Trustees for Bruce Rainey, Don Rainey, John Rainey, David L. McQuiddy, III, Webb McQuiddy, Leslie McQuiddy, Jane McQuiddy Rainey, now Longhurst, and John L. Hall by deed from the co-executors of record in Book 6322, page 953, said Register's Office; the said Mary Katherine McQuiddy having resigned as Trustee and having been replaced by John R. Hall as Successor Trustee by order of the Chancery Court for Hamilton County, Tennessee, In Re: The Remainder Trust created under the Will of Paul N. McQuiddy, No. P-1500, in Minute Book 166, page 416, Clerk & Master's Office for Hamilton County, Tennessee.
(c) 9% of his interest to Barbara Sue Gill, Trustee for her son, David Paul Robinson by deed from the co-executors of record in Book 6322, page 959, said Register's Office.
(d) 9% of his interest to Lawrence Albert Bauman, Trustee for his children by deed from the co-executors of record in Book 6322, page 962, said Register's Office; the said Lawrence Albert Bauman, Trustee distributed the interests as follows: to C. Davis Bauman by deed of record in Book 7451, page 53, said Register's Office; to Larry A. Bauman, Jr. by deed of record in Book 7451, page 56, said Register's Office; and to Ann Bauman Porterfield by deed of record in Book 7451, page 59, said Register's Office; and the said C. Davis Bauman conveyed his interest to Larry A. Bauman, Jr. by deed of

record in Book 7451, page 48, said Register's Office; and the said Larry A. Bauman, Jr. conveyed his interest and the interest acquired from C. Davis Bauman to C. Davis Bauman by deed of record in Book 7886, page 777, said Register's Office.
(e) 4.5% of his interest to Eleanor Hays Shipp and Patricia Piggott Hendry by deed from the co-executors of record in Book 6322, page 968, said Register's Office; the said Eleanor Hays Shipp and Patricia Hendry conveyed their interest in the property to C. Davis Bauman by deeds of record in Book 9173, page 310 and Book 9173, page 315, said Register's Office.
(f) 4.5% of his interest to Lynda Kefauver, Gail Kefauver, Diane Corey Kefauver, and David Kefauver by deed from the co-executors of record in Book 6322, page 965, said Register's Office; the said Gail Kefauver and Lynda Kefauver conveyed their interests in the property to C. Davis Bauman by deed of record in Book 9173, page 320 and Book 9173, page 325, said Register's Office.

The said Sue McQuiddy Bauman having conveyed her interest in the property to Paul N. McQuiddy and L.A. Bauman, Jr., Trustees for her children, by deed of record in Book 1040, page 235, Register's Office for Davidson County, Tennessee.

The said Emma Clayton McQuiddy Porter having since died, her interest in the property was devised by Will of record in Book 6300, page 905, Register's Office for Davidson County, Tennessee to Lawrence Bauman, Barbara Sue Gill, David L. McQuiddy, Jr., Jane McQuiddy Rainey, now Longhurst, Alfred R. Williamson, and Robert C. Williamson; the said Barbara Sue Gill conveyed her interest in the property to C. Davis Bauman by deed of record in Book 6787, page 182; the said Alfred R. Williamson conveyed his interest in the property to C. Davis Bauman by deed of record in Book 6787, page 185, said Register's Office; the said Robert C. Williamson conveyed his interest in the property to Robert C. Williamson, Trustee of the Robert C. Williamson Living Trust by deed of record in Book 10250, page 962, said Register's Office; the said David L. McQuiddy, Jr. having since died, his interest in the property was devised to Margaret Webb McQuiddy and David L. McQuiddy, III, Trustees of the David L. McQuiddy, Jr. Family Trust and to Margaret Webb McQuiddy by Will of record in Will Book 231, page 254, said Probate Court Clerk's Office.

The said Leon B. McQuiddy having since died, his interest in the property was devised to First American Trust Company, Trustee by Will of record in Will Book 64, page 351, Probate Court Clerk's Office for Davidson County, Tennessee; the said First American Trust Company, Trustee, along with Catherine Miller McQuiddy and David Lipscomb College conveyed this interest in the property to C. Davis Bauman and Larry A. Bauman by deed of record in Book 6864, page 229, Register's Office for Davidson County, Tennessee.