STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/02/07 14:05 2 pgs
Fees:13.00 Taxes:795.50
20070302-0026078

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Michael A. Mule	Regions Bank d/b/a Regions Mortgage	091-15-0
4911 Elkins Avenue	2050 Parkway Office Circle	GROUP
Nashville, Tennessee 37209	Birmingham, Alabama 35244	PARCEL 277.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Fifteen Thousand Dollars and Zero Cents ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Web IV Music, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael A. Mule and wife, Lisa D. Mule, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the west 54 feet of the north 180 feet of Block 35 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of said block fronts 54.0 feet on the southerly side of Elkins Avenue and runs back between parallel lines along the easterly margin of 50th Avenue, North, formerly 9th Street, 180.0 feet to an alley.

BEING the same property conveyed to Web IV Music, Inc., a Tennessee corporation, by deed dated March 26, 2001, from Lisa L. Collins, unmarried, of record as Instrument No. 20010328-0029695 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4911 Elkins Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, tis successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my hand this 28th day of February 2007.

Web IV Music, Inc.

By: Ilene Berns
Ilene Berns, President

By:
David Brown, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, David Brown, 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, and who further acknowledged that he is the Attorney in Fact of Ilene Berns (herein called the "Maker"), or a constituent of the Maker or by its constituent, the constituent being authorized by the Maker to execute this instrument as the free act and deed of the Maker on this 28th day of February, 2007.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 2007.

Mitchell A. Watts
Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY