STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

DAVID ROESSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ALW-07-11&12

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Crousser	William E. Crousser (NAME)	
Pennington Bend Road, Lots 11 & 12 (ADDRESS)	232 Graeme Drive (ADDRESS)	062-13-0-142.00 (LOT 11)
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	062-09-0-073.00 (LOT 12)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HP MUSIC LABELS PARTNERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. CROUSSER AND WIFE, ANNE C. CROUSSER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 11 and 12, RIVERVIEW SUBDIVISION, as shown on plat of record in Plat Book 547, Pages 93, 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to HP Music Label Partners, LLC by Special Warranty Deed from Amsouth Bank, Executor of the estate of Hallie Taylor Warner, recorded on the 13th day of November, 2000 in Instrument No. 20001113-0112541, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 547, Page(s) 93, 94 and 95; Book 5782, Page 7; Book 2201, Page 33; Instrument No. 20001113-0112541, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Pennington Bend Road, Lots 11 and 12, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30th day of May, 2007.

HP Music Labels Partners, LLC

Herbert L. Graham, Chief Manager

Davidson County DEEDWARR
Recvd: 07/03/07 13:56 2 pgs
Fees:13.00 Taxes:444.00

20070703-0079480

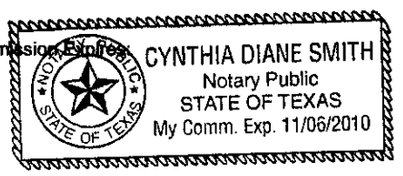
STATE OF Tennessee
COUNTY OF Davidson

On this the 30 th day of May, 2007, before me personally appeared Herbert L. Graham, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of HP Music Labels Partners, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2007 .

Notary Public

My Commission Expires:



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530