This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDWARR
Recvd: 07/23/07 08:41 5 pgs
Fees:28.00 Taxes:4717.50
20070723-0086897

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel No.:
H. Ray Ragsdale **1707 Grand Avenue** **Nashville, Tennessee 37212**	**SAME**	**104-04-0-128.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AUDIO SERVICES, INC.** ("Grantor"), a Tennessee corporation, has bargained and sold and does hereby transfer and convey unto **H. RAY RAGSDALE** (referred to hereinafter as "Grantee"), an individual, his heirs and assigns, a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 1001 17th Avenue South, Nashville, Tennessee 37212-2201.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to said Grantee, his heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) 2007 Davidson County real property taxes, a lien due but not yet due and payable; (2) all matters shown on the Map of M. R. Shield's Plan of a subdivision of Lot No. 4 of O. B. Hayes Tract, as of record in Plat Book 57, page 60, said

Register's Office; and (3) a roof overhang encroachment of approximately three inches onto the right-of-way of Seventeenth Avenue South on the east side of the building located on the subject property listed as an encumbrance in the last deed of record at Book 9682, page 286, said Register's Office.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons by and through Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of July, 2007.

GRANTOR:

AUDIO SERVICES, INC.

By: _____
James David Cline, President

[The remainder of this page has been intentionally left blank.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $1,275,000.00

H. Ray Ragsdale, Affiant

Subscribed and sworn to before me, this 20 day of July, 2007.

NOTARY PUBLIC

My Commission Expires:

05/23/09

SHIRLEY R. WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James David Cline, 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 President of Audio Services, Inc., a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Audio Services, Inc., by himself as such President.

Witness my hand, at office, this 20 day of July, 2007.

Patricia A. Ray
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 21, 2007

PATRICIA A. RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Map of M. R. Shield's plan of a subdivision of Lot No. 4 of O. B. Hayes Tract, as of record in Plat Book 57, page 60, Register's Office for Davidson County, Tennessee.

Beginning at an existing iron rod in the West margin of Seventeenth Avenue South, said point being the Southeast corner of the herein described tract; thence, leaving said right-of-way and running along the North margin of a 10 foot unnamed alley, North 81 degrees, 32 minutes 33 seconds West, 81.54 feet to an existing iron rod, said point being the Southeast corner of the H. R. Ragsdale property as of record in deed book 4669, page 859, Register's Office of Davidson County, Tennessee, and also being the Southwest corner of the herein described tract; thence, leaving said alley margin, North 10 degrees 03 minutes 52 seconds East, 150.12 feet to an exiting iron rod in the South margin of Grand Avenue, said point being the Northwest corner on the herein described tract; thence, with said margin, South 81 degrees 32 minutes 33 seconds East, 81.54 feet to a point in the sidewalk, said point being the Southwest intersection of Grand Avenue and Seventeenth Avenue South, and also being the Northeast corner of the herein described tract; thence, with the margin of Seventeenth Avenue South, South 10 degrees 03 minutes 52 seconds West, 150.12 feet to the point of beginning, containing 0.28 acres more or less.

Being the same property conveyed to Audio Services, Inc. by deed dated May 25, 1995, from Seventeen Grand Limited Partnership, of record at Book 9682, page 286, Register's Office for said County.