S/R

SPECIAL WARRANTY DEED

FROM:	Esprit Sound, Inc.	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	Sounds Perfect, LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Sounds Perfect, LLC 706 18th Avenue South Nashville, TN 37203	Same	Map 92-16, Parcel 219

Davidson County DEEDWARR
Recvd: 07/31/07 15:58 4 pgs
Fees:23.00 Taxes:2590.00
20070731-0090990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Kristina Cagle
Affiant

Sworn to and subscribed before me, this 30th day of July, 2007.

Traci Henry
NOTARY PUBLIC
AT LARGE
Notary Public

My Commission Expires:

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Esprit Sound, Inc.** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Sounds Perfect, LLC** (hereinafter collectively called the "Buyer"), and Buyer's heirs and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1806 Division Street, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 30th day of July, 2007.

SELLER: Esprit Sound, Inc.

By: _____, President
Steve Gibson, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steve Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Esprit Sound, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of July, 2007.

_____
Notary Public

TRACI HENRY NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 143 on the Plan of the Boyd Home tract, as of record in Book 21, page 39, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr. Surveyor, August 28, 1952, as follows:

Beginning at a point on the northerly margin of Division Street, at an iron pin at the common corner of Lots 142 and 143; thence with the line between said lots, northwardly 133.67 feet to the southeast corner of the lot conveyed to P.L. Hoyt, by deed from W. W. Dillon, et.al., of record in Book 298, page 41, said Register's Office; thence westwardly with the southerly line of said Hoyte Lot, 65 feet to an iron pin at the northeast corner of a lot conveyed to Jere Baxter, by deed from W. W. Dillon and wife, of record in Book 313, page 165, said Register's Office; thence with the easterly line of said Baxter lot, southwardly 133.67 feet to a point at an arrow cut in concrete sidewalk, in the northerly margin of Division Street; thence eastwardly, along the northerly margin of Division Street, 64.7 feet to the beginning.

Being the same property conveyed to Esprit Sound, Inc. by Deed of record in Book 6546, Page 915, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2007, a lien, not yet due and payable.

2. All matters shown on Plat recorded in Book 21, page 39 in the Register's Office for Davidson County, Tennessee.