THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26797-07-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2007. Notary Public My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Sounds Perfect LLC 706 18th Ave. South Nashville, TN 37203	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 092160220.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick C. Giles and Patricia L. Giles, as tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to Sounds Perfect, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1808 Division Street, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2007.

Richard C. Giles

Patricia L. Giles
By J. Michael Morgan, as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/01/07 15:07 2 pgs
Fees:13.00 Taxes:2590.00
20070801-0091561

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Patricia L. Giles as their Attorney-In-Fact, and as the free act and deed of the within named Patricia L. Giles.

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

Notary Public

My Commission Expires:_____

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard C. Giles, 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.

Witness my hand, at office, this 30th day of July, 2007.

Notary Public

My Commission Expires:

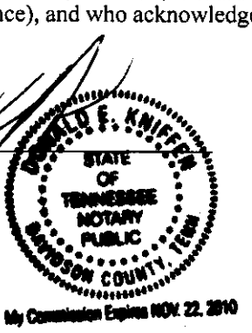


EXHIBIT "A"

Land in Davidson County, Tennessee being part of Lot No. 143 in Boyd's Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 143 begins in the northerly margin of Division Street, formerly McTyeire Street, at a point 64.7 feet westwardly from the southeast corner of said Lot No. 143; thence running with the north margin of said Division Street westwardly 44 feet to a point; thence northerly 133 feet 8 inches more or less, to the line of a fence in the rear of said lot; thence eastwardly with said fence line 41 feet to a point; thence southwardly and on a fence line 133 feet 8 inches, more or less, to the point of beginning on Division Street.

Being the same property conveyed to Richard C. Giles and Patricia L. Giles as tenants in common by deed dated September 14, 2001 from Trio Entertainment, Inc., a Tennessee corporation of record in Instrument No. 20010921-0102448 and in Instrument No. 20021015-0126882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 21, page 39, Register's Office for Davidson County, Tennessee.
3. Easement for ingress and egress of record in Book 554, page 77, Register's Office for Davidson County, Tennessee.