THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Talbott Title** **FTEC File No. 27619-04-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $259,000.00. Affiant Subscribed and sworn to before me this 8th day of May, 2008. Notary Public My Commission Expires: 9-19-09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Michael J. Noto, Jennifer L. McMillan 1115 Kirkland Avenue Nashville, TN 37216	**Send Tax Bills To:** Franklin American mtg. 501 Corporate Centre Dr. ste 400 Franklin, Tn 37067	**Tax Information:** Map and Parcel No.: 072020174.00

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, **Bob Moore Music, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Noto and wife, Jennifer L. McMillan** ("Grantee"), their 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 1115 Kirkland Avenue, Nashville, TN 37216

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 8th day of May, 2008.

Bob Moore Music, Inc., a Tennessee corporation

BY: John W Moore PRES.

Bob Moore, President

Davidson County DEEDWARR
Recvd: 05/16/08 10:47 2 pgs
Fees:13.00 Taxes:958.30
20080516-0050500

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Bob Moore, 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 (or other officer authorized to execute the instrument) of Bob Moore Music, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of May, 2008.

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 43 on the Plan of of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 43 fronts 50.0 feet on the northerly margin of Kirkland Avenue and extends back 194.7 feet on the easterly line and 193.6 feet on the westerly line to a dead line in the rear measuring 50.0 feet thereon. Together with a joint driveway easement as set forth in Instrument of record in Book 4888, page 815, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bob Moore Music, Inc. a Tennessee corporation by deed dated February 25, 2005 from Natalie S. Holcroft, an unmarried person of record in Instrument No. 20050316-0028876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 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 332, page 101, Register's Office for Davidson County, Tennessee.
3. Easement for joint driveway of record in Book 4888, page 815, Register's Office for Davidson County, Tennessee.