STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 07/29/08 15:37 3 pg
Fees:18.00 Taxes:2284.38
20080729-0077633

The actual consideration or value, whichever is greater, for this transfer is $ 617,400.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2008.

Notary Public
My commission expires: NOTARY PUBLIC AT LARGE Joe Vaulx Crockett, III My Commission Expires January 24, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC JOE VAULX CROCKETT III DAVIDSON COUNTY, TENN.

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Sure-Fire Music Company, Inc. 510-D East Iris Drive Nashville, TN 37204	Same	118-07-A / 4

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MATTESON-HUDSON CONSTRUCTION COMPANY, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto SURE-FIRE MUSIC COMPANY, INC., a Tennessee corporation, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit "D" on the plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081 in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "D" and together with a 31.70% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.
>
> BEING a portion of the same property conveyed to Matteson-Hudson Construction Company, by Warranty Deed recorded as Instrument No. 20050622-0071639, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth as follows: (a) taxes for the year 2008, as applicable to the said Unit D, a lien, which are not yet due and payable, but which have been prorated and will be paid by GRANTEE; (b) all matters on that plat recorded in Book 1130, page 36 in the Register's Office for Davidson County, Tennessee; (c) covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded as Instrument No. 20070409-0042081, said Register's Office; (d) Charter of Iris Court Condominium Association of record as Instrument No. 20070409-042088; and (e) joint construction and access easement recorded as Instrument No. 20070511-0056545, said Register's Office.

This is improved property located at: 510-D East Iris Drive, Nashville, Tennessee.

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, its successor and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

WITNESS its hand this 24th day of July, 2008.

MATTESON-HUDSON CONSTRUCTION COMPANY

By: _____
Thomas M. Hudson, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the said County and State, personally appeared THOMAS M. HUDSON, JR., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of MATTESON-HUDSON CONSTRUCTION COMPANY, 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 corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 24th day of July, 2008.

_____
Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

PROPERTY DESCRIPTION

Unit D - Iris Court Office Condominiums
510-D E. Iris Drive, Nashville, Tennessee

LAND in Davidson County, Tennessee, being Unit "D" on the plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081 in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "D" and together with a 31.70% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

BEING a portion of the same property conveyed to Matteson-Hudson Construction Company, by Warranty Deed recorded as Instrument No. 20050622-0071639, Register's Office for Davidson County, Tennessee.

EXHIBIT A