BOOK 4264 PAGE 983

WARRANTY DEED

This Deed prepared by:
John T. Conners, Jr. - Attorney
700 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M C A Inc.	M C A Inc.	[illegible]
(NAME)	(NAME)	107-04885
100 Universal City Plaza	100 Universal City Plaza	107-04890
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107-04895
Universal City, California	Universal City, California 91608	Dup 93-13
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Plat 152, 155 154, 155 RS

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

TASCO DEVELOPING AND BUILDING CORPORATION, John W. Tawney and wife Edith E. Tawney

have bargained and sold, and by these presents do transfer and convey unto the said M C A Inc. its representatives ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots 58 and 59, on the Plan of Sigler's Addition as of record in Plan Book 1, page 4, Chancery Court at Nashville, and described according to a survey made by James A. Hamilton, Jr., Surveyor, dated August 15, 1968, as follows:
BEGINNING at a cut in the sidewalk at the northeast intersection of 16th Avenue South and South Street; thence with the margin of 16th Avenue South, northwardly 179.6 feet to a cut in sidewalk; thence easterly 165.3 feet to an iron pin in the westerly margin of a 20-foot alley; thence with the margin of the same, southerly 176.7 feet to an iron pin in the northerly margin of South Street; thence with the margin of South Street, westerly 163.4 feet to the point of beginning.

Being property vested in TASCO DEVELOPING AND BUILDING CORPORATION, by deed from Thomas F. Crumpler and wife, as of record in Book 3533, page 83, and in JOHN W. TAWNEY, by deed from Katie M. Thalmann and husband, as of record in Book 3647, page 525; by deed from J. Annette Bates, as of record in Book 3647, page 464, and by deed from Julia Clunan, as of record in Book 3647, page 451

This is unimproved ( ) improved (X) property, known as 812, 814, 816 and 818 (House Number) 16th Avenue South (Street) Nashville, Tenn. P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M C A Inc. its representatives ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* M C A Inc. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And TASCO DEVELOPING AND BUILDING CORPORATION and John W. Tawney and wife Edith E. Tawney *do further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to the said land to the said* M C A Inc. its representatives ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 19th *day of* August, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TASCO DEVELOPING AND BUILDING CORPORATION

By _____, President

JOHN W. TAWNEY

EDITH E. TAWNEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John X. Cooper Jr., a Notary Public in and for said County and State, John W. Tawney and wife Edith E. Tawney

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1968.

John X. Cooper Jr. Notary Public

Commission expires 5-17-71

$225,000.00

[illegible]	CONV	A* 585.00	
[illegible]	CONVCOUNTY TAX	A* .50	
[illegible]	CONVSTATE FEE	A*	
[illegible]	MTGFEE	A* 3.00	* 588.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, John X. Cooper Jr., a Notary Public of the State and County aforesaid, personally appeared John W. Tawney, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the VASCO DEVELOPING AND BUILDING CORPORATION, the within named bargainor, a corporation, 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 the corporation by himself as President.

Witness my hand and seal, at office in Nashville, this 16th day of August, 1968.

John X. Cooper Jr. Notary Public

Commission expires 5-17-71

WARRANTY DEED

FROM

TO

M.C.A. INC.

RETURN TO: CITY TITLE CO. BOX

Compliments of

City Title Company

A Division of

Knox City Title Insurance Company

American Trust Building

S. E. Cor. Third & Union

NASHVILLE, TENNESSEE

The consideration for this transfer or value of property (whichever is greater) is $225,000.00.

The undersigned grantor or agent affirms to the best of affiant's knowledge, that the amount stated would be the fair market value.

M C A Inc.

by: [illegible] Attorney

Sworn to and subscribed before me this 27th day of August, 1968

[illegible]

My commission expires April 25, 1970.