WARRANTY DEED

BOOK 6089 PAGE 414

FROM: Harry M. Rowland, Trustee

TO: Source Video Distribution Co., Inc.

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 141 Belle Forest Circle, Nashville, Tennessee 37221

Send Tax Bills To: same

Map-Parcel Numbers: 142-0-228

Field Book Numbers: 9D 04723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand Dollars ($300,000.00).

Thomas C. Kennon
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of June, 1983.

Roberta S. Barnard
Notary Public

My Commission Expires: July 21, 1985

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand Dollars ($300,000.00), Harry M. Rowland, Trustee (herein "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Source Video Distribution Co., Inc., its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto.

This is improved property, known as 141 Belle Forest Circle, 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 successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for restrictive covenants of record in Book 5205, page 123, Register's Office of Davidson County, Tennessee, an

easement of record in Book 6035, page 278, said Register's Office, and such matters as disclosed on that Plan of Record in Book 5200, page 103, said Register's Office.

And Grantor does further covenant and bind its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee its successors and assigns against the lawful claims of all persons whomsoever.

Grantor further warrants that the property is presently zoned planned commercial.

Witness my hand this 23rd day of June, 1983.

Harry M. Rowland, Trustee
HARRY M. ROWLAND, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Roberta B. Barbisch a Notary Public in and for said County and State, the within named HARRY M. ROWLAND, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 1983.

Roberta B. Barbisch
Notary Public

My Commission Expires: July 21, 1985

JLB/6-22-83

EXHIBIT A

A tract of land located in the Second Civil District of Davidson County, Tennessee being Lot No. 4, Bellevue Center, Section 3, of record in Plat Book 5200, page 103, said Register's Office, and more particularly described as follows:

Beginning at a point in the north right-of-way of a proposed 60-foot street, said point being 609.72' along said right-of-way from the westerly right-of-way of Old Hickory Boulevard and proceeding as follows:

1. Continuing with said right-of-way, South 63°-36' West a distance of 230.29' to a point; thence,

2. Continuing with said right-of-way and a curve to the left having a radius of 390.86' a distance of 9.30' to a point; thence,

3. Leaving said right-of-way, North 27°-45'-50" West a distance of 37.22' to a point; thence,

4. North 2°-12' East a distance of 338.41' to a point; thence,

5. South 89°-30' East a distance of 229.0' to an iron pin; thence,

6. South 2°-12' West a distance of 262.66' to the point of beginning and containing 1.681 acre, more or less, as per office survey by Turner Engineering Company dated March 11, 1977.

Being part of the same property conveyed to Harry M. Rowland, Trustee with full power by deed from I & R Properties, Inc. of record in Book 4783, page 962, RODC, Tennessee.

Included in this conveyance is a twenty-five (25') foot perpetual ingress, egress easement fronting on Belle Forest Circle and serving the above described tract. Said easement is located on the west side of the east lot line of lot 4, Bellevue Center, Section 3, recorded in Book 5200, page 103, R.O.D.C. and is adjacent to and parallel with the easterly lot line of lot 4 having a bearing of N 2° 12' E and as shown on the above referred to plat by Turner Engineering Company.

Being part of the same property conveyed to Harry M. Rowland, Trustee by deed from I & R Properties, Inc. of record in Book 4783, page 962, Register's Office for Davidson County, Tennessee.

RUSH
JUL 6 1 57 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
H 5 8 4 0 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6089 PAGE 417

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

300000.00- CO
760.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 789.50-
9561 A07/06/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H58409

IDENTIF. REFERENCE

JUL 6 1 57 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 961364