Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Courtside, Inc. c/o Southeast Venture Companies 301 S. Perimeter Park Drive Nashville, TN 37211	Same as Owner	P/O 134-0 180 5DU 16062

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, EVSVS ASSOCIATES, a Tennessee joint venture among W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen and J. Benjamin Steele ("Grantor"), has bargained and sold, and hereby transfers and conveys to Courtside, Inc., a Tennessee corporation ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties.

2. Restrictive covenants of record in Book 5653, page 11, Register's Office for Davidson County, Tennessee.

3. Brace pole and anchor encroaching on the Property as shown on survey by Wendell H. Talley, Sr., license #785, dated June 9, 1983.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is unimproved property, known as 411 Metroplex Drive.

Executed this 13th day of July, 1983.

EVSVS ASSOCIATES, a Tennessee joint venture

By: _____
W. Gerald Ezell, Joint Venturer

By: _____
George A. Volkert, Joint Venturer

By: _____
Richard W. Sorenson, Joint Venturer

By: _____
Carl H. Vereen, Joint Venturer

By: _____
J. Benjamin Steele, Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the state and county aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of July, 1983.

_____
Notary Public

My Commission Expires: 2/27/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the state and county aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or

proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of July, 1983.

Notary Public

My Commission Expires: 12/15/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E Murdock, III, a Notary Public of the state and county aforesaid, personally appeared Richard W. Sorenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of July, 1983.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John E. Murdock III, a Notary Public of the state and county aforesaid, personally appeared Carl H. Vereen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of July, 1983.

Notary Public

My Commission Expires: 12/15/85

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6094 PAGE 379

Before me, J. E Murdock III, a Notary Public of the state and county aforesaid, personally appeared J. Benjamin Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of EVSVS Associates, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13th day of July, 1983.

J. E Murdock III
Notary Public

My Commission Expires: 10/22/84

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for this]
[transfer is $250,200.]
[ ]
[Carol H Dorean]
[Affiant]
[ ]
[Subscribed and sworn to before me this 13th day of July, 1983.]
[ ]
[J. E Murdock III]
[Notary Public]
[My commission expires: 10/22/84]

jemcourtwd

OFFICIAL RECEIPT

EXHIBIT "A"

BOOK 6094 PAGE 380

A parcel of land in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Metroplex, Section Four, as of record in Book 5800, page 228, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a monument in the westerly margin of Metroplex Drive, said monument being the northeast corner to Lot No. 1 shown on Harding Place Park, of record in Book 4060, page 81, Register's Office for Davidson County, Tennessee, and said monument also being N 05° 15' E, 200.0 feet from the northerly margin of Harding Place; thence, leaving said margin with the northerly line to said Lot No. 1, N 89° 07' 30" W, 175.2 feet to a monument, the northwest corner to said Lot No. 1; thence, N 05° 31' 10" E, 20.0 feet to a monument, a northeast corner to Lot No. 2; thence, with a northerly line to said Lot No. 2, N 88° 55' 50" W, 260.0 feet to a monument, a corner to said lot; thence, with an easterly line to said lot, N 01° 01' 10" E, 257.60 feet to a monument, a northeast corner to said lot, said monument also being the northwest corner to Reserved for Future Development Tract heretofore mentioned; thence, leaving Lot No. 2 and Reserved Tract, N 02° 16' E, 22.4 feet to a point; thence, with a line parallel to the heretofore mentioned Lot No. 2, S 88° 55' 50" E, 391.16 feet to the westerly margin of Metroplex Drive; thence, with said margin, S 13° 25' 01" E, 77.78 feet to a point; thence, continuing with said margin with a curve to the right having a radius of 648.95 feet, a central angle of 19° 58' 58", a tangent distance of 114.33 feet, a chord of S 04° 44' 29" E, 225.19 feet, with arc of said curve 226.33 feet to the point of beginning. Containing 121,352 S.F. or 2.78 acres, more or less.

Being part of the property conveyed to EVSVS Associates, a Tennessee joint venture, by EVSV Associates, a Tennessee joint venture, of record in Book 5977, page 353, Register's Office for Davidson County, Tennessee.

RUSH

IDENTIF. REFERENCE

JUL 13 4 00 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

H 6 0 2 2 7

1634 07/13 665.02- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6034 PAGE 381

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE.	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250200.00- CO	
			650.52 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 665.02-	
			1634A07/13/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 60227

IDENTIF. T. REFERENCE

JUL 13 4 00 PM '83

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 963379