ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Teleklew Productions, Inc.	Same	93-18-149, 93-13-150, 93-13-151, 105-1-1,
(NAME)	(NAME)	105-1-2,
Suite 800, 1299 Ocean Blvd.		105-1-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Santa Monica, CA 90401		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6219 PAGE 525

For and in consideration of the sum of One and no/100 ($1.00) - DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Martin A. Ball, trustee

have bargained and sold, and by these presents do transfer and convey unto the said Teleklew Productions, Inc., a California corporation

the GRANTEES herein, their ~~heirs~~ successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described ~~as follows~~ in Exhibit "A" attached hereto.

H 99401

IDENTIF. REFERENCE

JAN 24 8 57 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

RUSH

This is ~~improved~~ unimproved (x) property, known as 52-62 Music Square West, Nashville, Tennessee
(House Number) (Street)

Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of January, 1984.

[signature] Martin A. Ball, Trustee

OFFICIAL RECEIPT

INDIANA
STATE OF ~~TENNESSEE~~
COUNTY OF VANDERBURGH

BOOK 6219 PAGE 526

Personally appeared before me, B. WILLIAM NOELDNG, a Notary Public in and for said County and State, the within named Martin A. Ball

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 EVANSVILLE, IN, this 21st day of JANUARY, 1984.

My commission expires SEPT-21, 1986 Notary Public B. William Noeldning

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 321,250
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert L Sullivan

Sworn to and subscribed before me
this 23rd day of January, 1984.

My commission expires April 20, 1986 Notary Public Janice C. Lowe

This instrument was prepared by:

Robert L. Sullivan, Neal & Harwell, 800 Third Nat'l. Bk. Bldg., Nashville, TN 37219
Name Address

WARRANTY DEED

FROM Martin A. Ball, Trustee

TO Teleklew Productions, Inc.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

EXHIBIT "A"

Being a portion of Lot "A" along with Lot "B" and Lot "C" on the B. F. Shields Heirs Plan of record in plat book 57, page 31, Register's Office of Davidson County, Tennessee and Lots "1", "2", and "3" on the Guarantee Construction Company subdivision of record in plat book 332, page 1, Register of Davidson County, Tennessee along with a 2.5 feet wide strip running with Music Square East, formerly Belmont Avenue and 16th Avenue South, being bounded on the north by South Street as widened, on the south by the Belmont Avenue Church of Christ property, on the east by Alley 438, and on the west by Music Square East, all of which is in Nashville, Davidson County, Tennessee, and described according to an unrecorded survey by Charles B. Moseley, Jr., dated January 17, 1984, as follows:

Beginning at an iron pin on the east margin of Music Square East, 169.4 feet north of Grand Avenue;

Thence, with Music Square East, N 09°30'32"E, 230.97 feet to a point, the beginning of a curve connecting the east margin of Music Square East with the south margin of South Street;

Thence, with said curve to the right having a central angle of 88°55'41", radius of 20 feet, 31.04 feet to the south margin of South Street;

Thence, with South Street, S 81°33'47" E, 108.49 feet to a point, the beginning of a curve connecting the south margin of South Street with the west margin of Alley 438;

Thence, with said curve to the right having a central angle of 91°04'19", radius of 20 feet, 31.79 feet to a R.R. spike;

Thence, with the west margin of Alley 438, S 09°30'32" W, 230.22 feet to an iron pin;

Thence, N 81°33'47" W, 148.50 feet to the point of beginning.

Containing 37,035 square feet.

Subject property is encumbered by a maintenance easement 2.5 feet wide and being parallel to the entire east margin of Music Square East.

Being part of the same property conveyed to Martin A. Ball, trustee by deed of record in Book 5863, page 776, and recorded in Book 5926, page 411, and by deed of record in Book 5863, page 786 and rerecorded in Book 5926, page 420, Register's Office of Davidson County, Tennessee.

01/24 870.62- CHECK

9425

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

RECEIVED OF _____

FOR _____

BOOK 6219 PAGE 528

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

331250.00- CAMT.
861.12 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 870.62-
8425A01/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 4 0 1

IDENTIF. REFERENCE

JAN 24 8 57 AM '84

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

No. 8786