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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Gayron C. Lytle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 1987

Notary Public

MY COMMISSION EXPIRES: 4/19/89
(AFFIX SEAL)

WARRANTY DEED OF EXCHANGE

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
M & R Investments, Ltd. (NAME)	M & R Investments, Ltd. (NAME)	Map 22
P.O. Box 127 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 127 (STREET ADDRESS)	Parcel 137
Joelton, Tennessee, 37080 (CITY) (STATE) (P.O. ZIP)	Joelton, Tennessee, 37080 (CITY) (STATE) (ZIP)	14D-17640

For and in consideration of NO CASH, but solely in exchange for like kind property within the meaning of Section 1031 of the Internal Revenue Code of 1954 which like kind property is more particularly described in Warranty Deed of Exchange executed and delivered simultaneously herewith, MOVIES TO GO, INC., a Tennessee Corporation has bargained and exchanged, and by these presents does transfer and convey unto M & R INVESTMENTS, LTD., a Tennessee Limited Partnership, its successors and assigns, a certain tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being in the 2nd Civil District and described according to a boundary survey by M & K, Inc. dated September, 1986, Job No. 1626, William M. Keel, Surveyor, as follows:

Beginning at a concrete monument in the intersection of the westerly margin of Whites Creek Pike (U.S. Highway 431) with the northerly margin of Eatons Creek Road; thence, with the northerly margin of Eatons Creek Road, North 83° 40' 44" West 78.66 feet to a concrete monument; thence North 38° 13' 58" West, 147.75 feet to a concrete monument; thence, along a curve to the left (I=45° 22' 07"; R= 507.47 feet) a distance of 401.83 feet to a concrete monument in the southerly right-of-way of Interstate 24; thence, with the southerly boundary of the Interstate 24 right-of-way the following calls: Along a curve to the left (I= 10° 38' 40"; R = 417.03 feet) a distance of 77.48 feet to a metal fence post; North 85° 21' 33" East 256.37 feet to a concrete monument; South 67° 18' 27" East 116.23 feet to a concrete monument in the westerly margin of Whites Creek Pike; thence with the westerly margin of Whites Creek Pike, South 13° 46' 56" East 297.49 feet to the point of beginning, containing 1.34 acres, more or less.

Being the same property conveyed to Movies To Go, Inc., by deed from Borden P. McNeill and wife, Elizabeth J. McNeill of record in Book 7024, page 201, Register's Office for Davidson County, Tennessee.

8296 IDENTIFICATION REFERENCE
Nov 17 9 35 AM
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 7261 Whites Creek Pike, Joelton, Tennessee, 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. Wherever 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 its hand this 16th day of November, 1987

MOVIES TO GO, INC.

BY: Gayron C. Lytle
GAYRON C. LYTLE, PRESIDENT

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Gayron C. Lytle

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Movies To Go, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 19 87.

Notary Public

Commission Expires 12/7/90

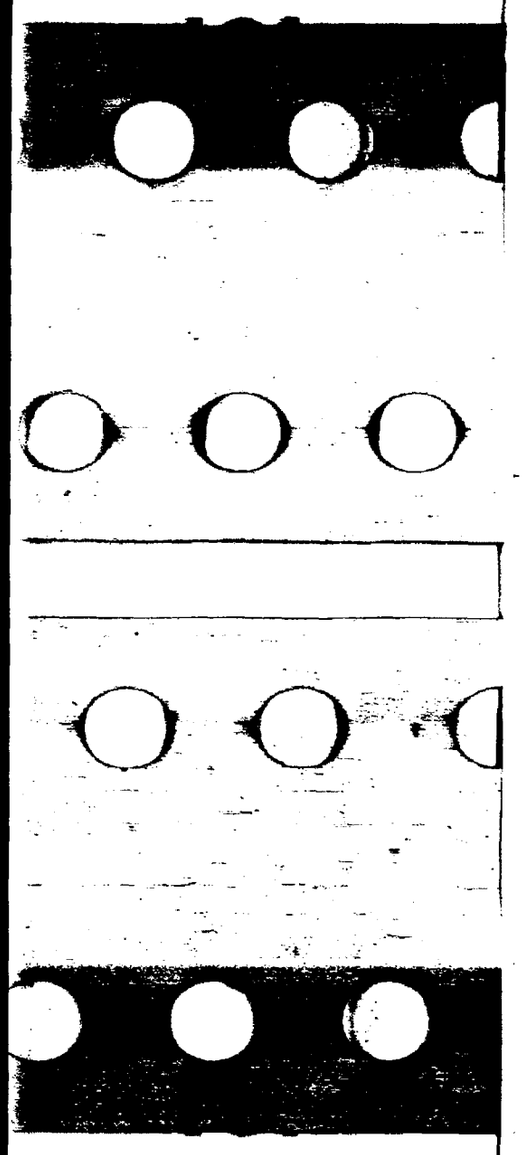
WARRANTY DEED

FROM Movies To Go, Inc.

TO M & R Investments, Ltd.

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

130000.00- CAMT.
364.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 370.50-
316|A|11/17/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 9 6 6

IDENTIFICATION REFERENCE

Nov 17 9 35 AM '67

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TENN

No. 36336