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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 304,800.00

Henry G. Martin III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF June

Jafra B. Hutton
Notary Public

MY COMMISSION EXPIRES: 11-10-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. RUSH HICKS, JR., 1101 17th Avenue South, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Center Stage Associates, Inc.	Sovran Bank / Central South	104-4-65
(NAME) 1802 Grand Avenue	(NAME) One Commerce Place	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37203	(STREET ADDRESS) Nashville, TN 37239	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

1536 06/02 0101 00CHECK 859.94

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, QUAD STUDIOS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CENTER STAGE ASSOCIATES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly 50 feet of the westerly 100 feet of Lots 156, 157 and 158 on the Map of O. B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, Page 81, Chancery Court at Nashville.

Said part of Lots 156, 157 and 158 fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to the southerly line of Lot 155.

Being the same property conveyed to Grand Avenue Properties, Inc., by deed from David R. Vaughan and wife, Nancy F. Vaughan, of record in Book 6774, Page 34, Register's Office for Davidson County, Tennessee. Grand Avenue Properties, Inc., having merged into Quad Studios, Inc. Said merger being recorded in Book 7511, Page 144, Register's Office for Davidson County, Tennessee. The said Henry G. Martin, III, being the sole shareholder of Quad Studios, Inc. by virtue of a Stock Purchase Agreement dated May 31, 1988, with Robert R. Vinson.

unimproved ( )
This is improved (X) property, known as 1802 Grand Avenue, Nashville, TN 37203
(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 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. 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 our hand s this 3rd day of June, 19 88

QUAD STUDIOS, Inc.

By: Henry G. Martin III
Henry G. Martin, III, (President

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STATE OF TENNESSEE
County of ____

Personally appeared before me, _____

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

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Henry G. Martin

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of June 19 88

Commission expires 11-10-91

Notary Public

WARRANTY DEED

FROM

TO

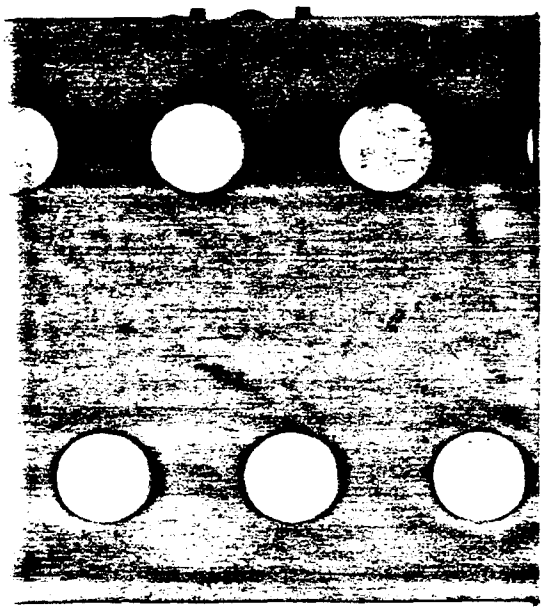
Prepared by:

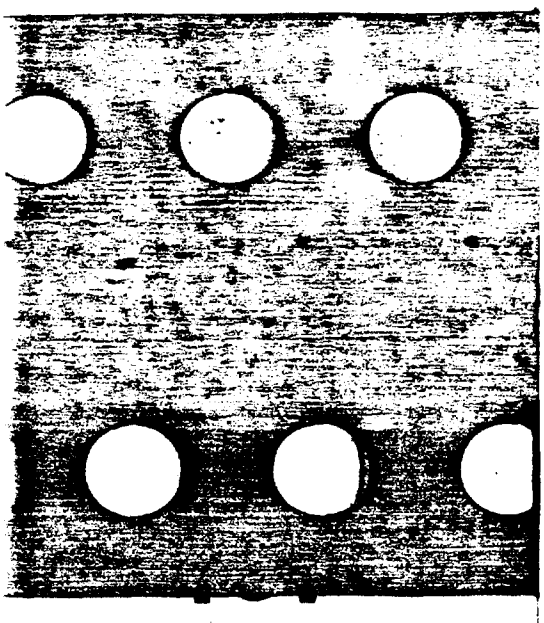
36680

IDENTIFICATION REFERENCE

JUN 3 4 03 PM '88

FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN





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
MO - 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

CAMT 304800.00
CON TX 853.44
PRFEE 0.50
WDEED 6.00
TOTA_ 859.94
CASH 859.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/88 01 16:07 0001 1536

IDENTIFICATION REFERENCE

36680

JUN 3 4 03 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 98419