Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Apple Music City, Inc. 9724 Kingston Pike Suite 505 B P.O. Box 22547 Knoxville, TN 37933	same	134-14 parcel 37

3805 12/02 0101 03DHE

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SEV VENTURE, a Tennessee joint venture (the "Grantor") has bargained and sold, and by these presents transfers and conveys to APPLE MUSIC CITY, INC., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is 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 matters shown on Exhibit B attached hereto and incorporated herein by this reference,as well as real estate taxes for 1988 which have been prorated between the parties.

This is improved property, known as 335 Harding Place, Nashville, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth herein.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $843,000.00.

Robt B Bell
Affiant

Subscribed and sworn to before me this 29th day of November, 1988.

Juanita D Thomason
Notary Public
My Commission Expires: Feb 20 1991

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of November, 1988.

SEV VENTURE

By: George A. Volkert
George A. Volkert, Venturer

STATE OF Oregon

COUNTY OF Lincoln

Personally appeared before me, Lisa Hamrick, Notary Public, George A. Volkert, 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 a joint venturer of SEV Venture, a joint venture, and is authorized to execute this instrument on behalf of SEV Venture.

WITNESS my hand, at office, this 28th day of November, 1988.

Lisa Hamrick
Notary Public

My Commission Expires: Sept 2 1989

NOTARY PUBLIC

90483

IDENTIFICATION

Dec 2 4 08 PM '88

EXHIBIT A BOOK 7718 PAGE 844

Legal Description

Real Property in Davidson County, Tennessee being Lot 3 on the Plan of South Perimeter Park, Section 5, Second Revision, a plat of which is of record in Book 6050, Page 302, Register's Office for said County.

Being a portion of the property conveyed to SEV Venture by deed of record in Book 6297, page 368, said Register's Office.

EXHIBIT B

Permitted Encumbrances

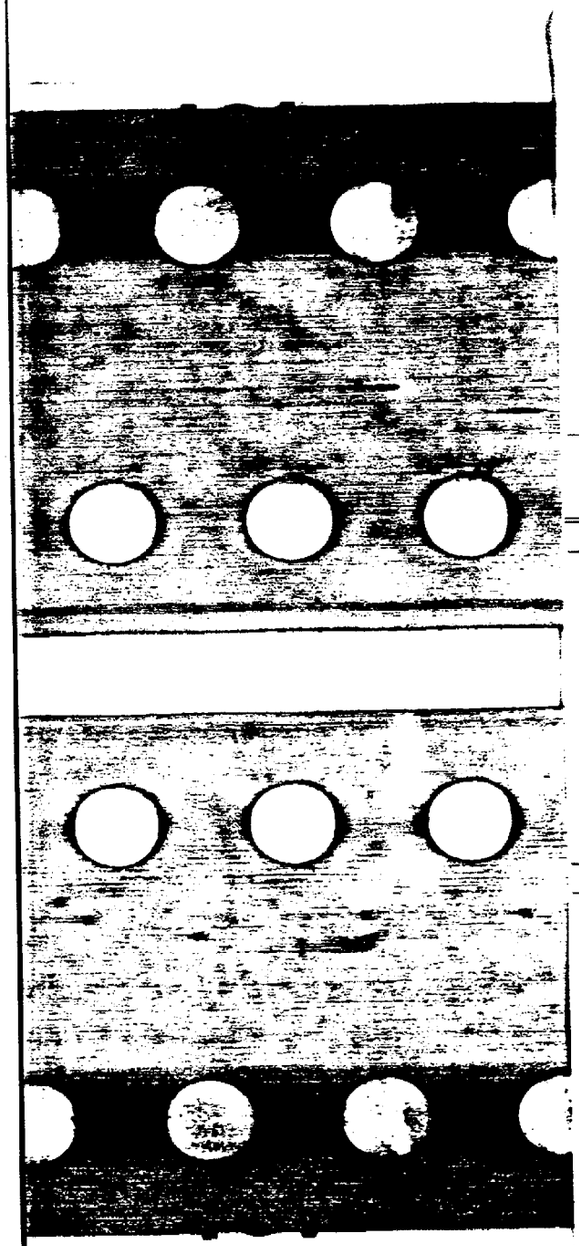
1. Lease Agreement dated November 10, 1986 between SEV Venture and Creative Food 'N Fun Company, its successors and assigns, containing without limitation, certain rights to purchase by the tenant in Article 20 thereof.

2. Plat of record in Book 6050, page 302, said Register's Office.

3. Declaration of Protective Covenants of record in Book 5801, page 38, as corrected by instrument of record in Book 5920, page 427, as modified by instrument of record in Book 6376, page 88, said Register's Office.

4. Consent to Development Plan of record in Book 6776, page 635, said Register's Office.

5. Declaration of Restrictive Covenant of record in Book 6145, page 123, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 7718 PAGE 846

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

CAMT
843000.00
CON TX 2781.90
PRFEE 0.50
WDEED 12.00
TOTAL 2794.40
CHECK 2794.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9048

IDENTIFICATION REFERENCE

DEC 2 4 08 PM '88

FELIX Z. WILSON, II
REGISTER

12/02/88 01 16:09 0001 3805

No. 160031