BOOK 7753 PAGE 683

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 89

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Film Trust of Arkansas, Inc. (NAME) | SAME (NAME) | 104-4 #99 |
| 1102 18th Avenue, South (STREET ADDRESS OR ROUTE NUMBER) | Union Planters National Bank- (STREET ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP) | MORTGAGEE (CITY) (STATE) (ZIP) | |

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, R. H. True, Trustee and wife, Shirley True

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Film Trust of Arkansas, 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 Lot No. 6 on the Map of W. H. Brown's Subdivision of part of Lot 17, O. B. Hayes Plan of Large Lots, of record in Book 332, Page 37, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the east side of 18th Avenue, South, formerly Lamar Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to R. H. True, Tr. by deed from Mary M. McMillin of record in Book 6842, Page 661, Register's Office for Davidson County, Tennessee.

02233

IDENTIFICATION REFERENCE

JAN 18 11 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7158 01/18 0101 03CHECK 1636.70

This is ( ) unimproved ( XX ) improved property, known as 1102 18th Avenue, South, Nashville, TN 37212
(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 his hand this 17th day of January, 19 89

R. H. True, Trustee

Shirley True
Shirley True

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named R. H. True, Trustee and wife, Shirley True

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January 19 89.

Commission expires June 5, 1989

Larry N Westbrook
Notary Public

NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

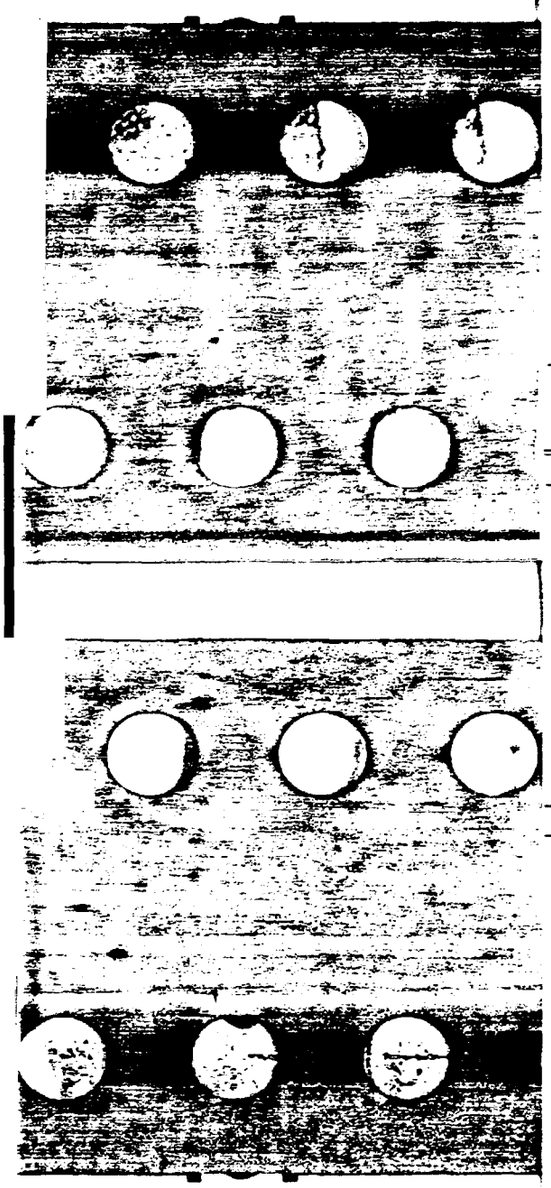
_____
Notary Public

WARRANTY DEED

FROM
R. H. True, Trustee

TO
Film Trust of Arkansas, Inc.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208



**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 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 | |
| | | | | 494000.00 |
| | | | CON TX | 1630.20 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 1636.70 |
| | | | CHECK | 1636.70 |
| 01/18/89 | 01 | | 11:36 0001 | 7158 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02233

IDENTIFICATION REFERENCE

JAN 18 11 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 173806