Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Teck Investments Limited		Map 133-15
Partnership	Same	Parcel 143
110-29th Avenue North,St.203		
Nashville, Tennessee 37203		

WARRANTY DEED

BOOK 7852 PAGE 27

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BLOCKBUSTER OF TENNESSEE, LTD., a Tennessee Limited Partnership whose general partner is Southern Stores Video, Inc., a Tennessee Corporation hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey TECK INVESTMENT LIMITED PARTNERSHIP, a Tennessee Limited Partnership, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being a tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee,and being known as Tract No. 1 of Elysian Plaza, as of record in Plat Book 6900, page 370, Register's Office for Davidson County, Tennessee, and being more particularly described as Exhibit "A" attached hereto and herein incorporated by this reference.
>
> Being the same property conveyed to Blockbuster of Tennessee, Ltd., by deed from Howard C. Adams, of record in Book 7727, page 942, Register's Office for Davidson County, Tennessee.

This is improved property known as 3989 Nolensville Road, Nashville, Tennessee 37203. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following items:

1. Taxes for 1989 a lien but not yet due and payable.
2. Deed of conveyance of record in Book 7295, page 982, Register's Office of Davidson County, Tennessee.
3. Easement granted Southern Bell Telephone & Telegraph Company by grants from A.P. Mays and wife, of record in Book 1298, page 488, Register's Office for Davidson County, Tennessee.

4. Declaration of Reciprocal Easements and Restrictions, of record in Book 6129, page 163, Register's Office of Davidson County, Tennessee.

5. Unrecorded Overhead Line Easement Agreement dated November 14, 1985, granting The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, use for electrical power transmission lines.

6. Agreement to execute a reciprocal easement agreement as set forth in deed from F. Compton Wallace, et al., to Michael H. Clark, of record in Book 6128, page 961, Register's Office for Davidson County, Tennessee.

7. All matters shown on the revised plat of Elysian Plaza of record in Book 6900, page 370, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind itself, its representatives, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 26th day of May, 1989.

BLOCKBUSTER OF TENNESSEE, LTD.

By: SOUTHERN STORES VIDEO, INC.
General Partner

By: Fred Montesi III

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. L. Moore, a Notary Public of said county and state, Fred Montesi, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the President of Southern Stores Video, Inc., the General Partner 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 26 day of May, 1989.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30 day of May, 1989.

Notary Public
My Commission Expires: Nov. 21, 1992

r. l. montoya
land surveying
p.o. box 471
goodlettsville, tennessee 37072
(615) 851-1969

BOOK 7852 PAGE 30

rocky l. montoya
owner

EXHIBIT A

FEBRUARY 16, 1989

PROPERTY DESCRIPTION

0853 05/30 0101 03CHECK 3642.50

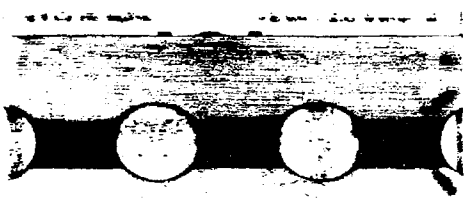
Beginning at an existing iron pin in the westerly right-of-way margin of Nolensville Pike, also known as U.S. Highway 31-A and U.S. Highway 41-A, approximately 1177 feet more or less south of the southerly right-of-way margin of Elysian Fields Road, and being a corner common to the Welshwood Park Subdivision-Section 2, of record in Plat Book 4715, Page 55, R.O.D.C., Tennessee, and this tract; thence, leaving said westerly margin along the line common to the said Welshwood Park Subdivision and this tract, South 76 degrees 18 minutes 03 seconds West, 150.00 feet to a point; thence, South 71 degrees 38 minutes 34 seconds West, 68.00 feet to a point; thence, North 20 degrees 52 minutes 49 seconds West, 168.00 feet to an iron pin, set this survey; thence, North 49 degrees 58 minutes 12 seconds East, 19.05 feet to an iron pin, set this survey; thence, North 68 degrees 19 minutes 27 seconds East, 183.61 feet to an iron pin, set this survey, in the westerly right-of-way margin of the said Nolensville Pike; thence, with said westerly margin, and beginning the first curve to the right, 148.94 feet to a point in a concrete access ramp; said first curve to the right has a delta angle of 4 degrees 18 minutes 58 seconds, a radius of 1977.14 feet and a tangent of 74.50 feet; thence, continuing along said westerly right-of-way margin and beginning a second curve to the right, 50.26 feet to the point of beginning, containing 38,735 square feet or 0.89 acres more or less; said second curve to the right has a delta angle of 0 degrees 53 minutes 04 seconds, a radius of 3255.80 feet and a tangent of 25.13 feet.

Subject to the restrictions contained in that certain warranty deed of record in Book 7727, page 942, Register's office of Davidson County Tennessee

RUSH

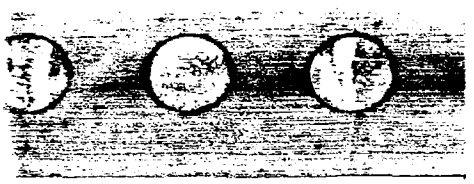
MAY 30 2 42 PM '89

3642.50









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7852 PAGE 31

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	1100000.00
CON TX	3630.00
PRFEE	0.50
WDEED	12.00
TOTAL	3642.50
CHECK	3642.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/89 01 14:44 0001 0853

3 6 8 4 9

MAY 30 2 42 PM '89

No. 214218