THIS INSTRUMENT PREPARED BY:
LAWLESS & ASSOCIATES, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068
(615)248-1900

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Prime Source Entertainment Group, a Tennessee partnership 2829 Dogwood Place Nashville, TN 37204	Same	118-11-084

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dominion Bank of Middle Tennessee ("Grantor") has bargained and sold, and hereby transfers and conveys to Prime Source Entertainment Group, a Tennessee Partnership consisting of Lee Maxcy and Andy Kerr, their successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This is improved property known as 2829 Dogwood Place, Nashville, TN 37204.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Restrictions upon the use of the premises not appearing in the chain of title to the land.

7. If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

8. Subject to all matters as shown on the Plan of Record in Plan Book 1130, page 36, Register's Office for said County. Said Plan shows an Owner's Certificate, a 40-foot minimum building setback line from Dogwood Place,

and a 10-foot easement for public utility and drainage purposes along the rear line(s) of said lot.

~~9. Restrictive Covenants referred to in the Plan of record in Plan Book 1130, Page 36, Register's Office for said county.~~

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 1st day of May, 1991.

DOMINION BANK OF MIDDLE TENNESSEE

By: Frank E. Proffitt

Its: Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, FRANK E. PROFFITT, with whom I am personally acquainted, and who acknowledged that HE executed the foregoing instrument for the purposes therein contained, and who further acknowledged that HE is the VICE PRESIDENT of Dominion Bank of Middle Tennessee, a Tennessee banking corporation, and is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 1st day of May, 1991.

Myra S. Bryant
NOTARY PUBLIC

My Commission Expires:

3-25-95

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00.

AFFIANT

Myra S. Bryant
NOTARY PUBLIC

My Commission Expires:

3-25-95

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 32, Block "E" on the Map of Berry Hill Gardens as of record in Book 1130, Page 36, Register's Office of said County.

Said Lot No. 32 fronts 74 feet on the west side of Dogwood Place and runs back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to Dominion Bank of Middle Tennessee by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, of record in Book 8263, Page 285, Register's Office for Davidson County, Tennessee.

3714 05/02 0101 03CHECK 290.50

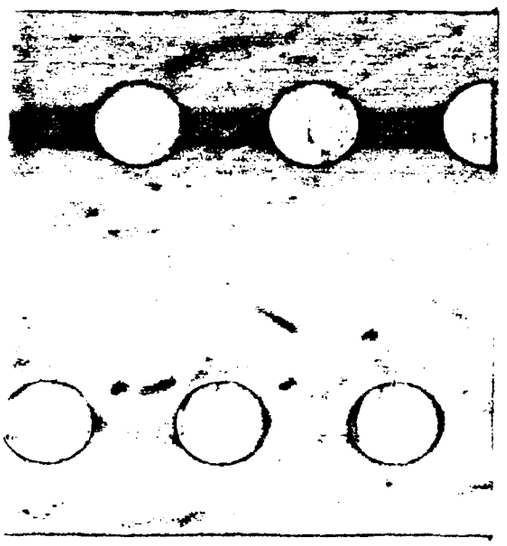
NOTARY PUBLIC

11443

IDENTIF. REFERENCE

MAY 2 3 29 PM '91

FELIX Z
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8343 PAGE 975

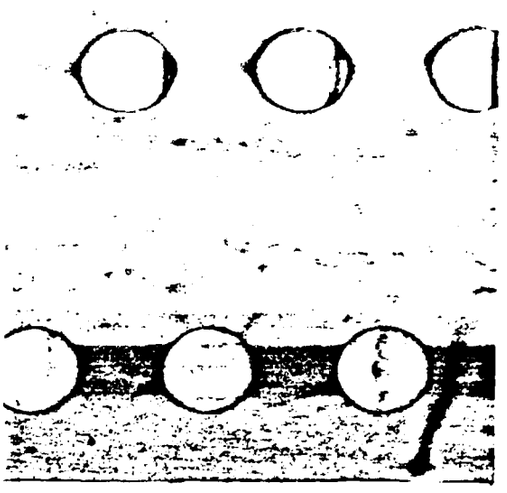
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 9.00
TOTAL 290.50
CHECK 290.50

05/02/91 01 15:29 0001 8714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11 1 4 4 3

IDENTIF. REFERENCE

MAY 2 3 29 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 418368