This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
54 Music Square East, L.P.	Same	Map 93-13
2521 Perimeter Place		Parcel 149
Nashville, TN 37214		

WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, THE WELK GROUP, INC., a California corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto 54 MUSIC SQUARE EAST, L.P., a Tennessee limited partnership, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being a portion of Lot "A" along with Lot "B" and Lot "C" on the B.F. Shields Heirs Plan of record in Plat Book 57, page 31, Register's Office for Davidson County, Tennessee, and Lots "1," "2," and "3" on the Guarantee Construction Company Subdivision of record in Plat Book 332, page 1, said Register's Office, and being more particularly described according to as-built survey dated December 18, 1992, by Allen Trumbo, Tennessee Registered Surveyor License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, TN 37204, Job No. 92129, as follows:

Beginning at an iron rod on the east side of Music Square East, 169.4 feet more or less north of Grand Avenue;

Thence, with Music Square East, N 09°30'32" E, a distance of 230.97 feet to the beginning of a curve connecting the east margin of Music Square East with the south margin of South Street;

Thence, with said curve to the right having a central angle of 88°55'41", a radius of 20.00 feet, a length of 31.04 feet to the south margin of South Street;

Thence, with South Street, S 81°33'47" E, a distance of 108.49 feet to the beginning of a curve connecting the south margin of South Street with the west margin of Alley #438;

Thence, with said curve to the right having a central angle of 91°04'19", a radius of 20.00 feet, a length of 31.79 feet to the west margin of the aforementioned alley;

Thence, with the west margin of Alley #438, S 09°30'32" W, a distance of 230.22 feet to an iron rod situated in the northerly line of the Belmont Avenue Church of Christ property of record in Book 0405, page 408, R.O.D.C., Tennessee;

Thence, with the Church's northerly line, N 81°13'47" W, a distance of 148.50 feet to the point of beginning and containing 37,035 square feet or 0.850 acres of land, more or less.

Being the same property conveyed to Teleklew Productions, Inc. by deed of record in Book 6220, page 775, R.O.D.C., Tennessee, the said Teleklew Productions, Inc. having since changed its name to The Welk Group, Inc.

This is improved property known as 54 Music Square East, Nashville, Tennessee.

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.

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:

1. Real estate taxes for 1992, which shall be paid by GRANTOR.

2. Easement for maintenance, 2.5 feet wide and parallel to the entire east margin of Music Square, East, as referenced in Book 6219, page 525, and Book 6220, page 775, said Register's Office.

3. Rights of lessees, tenants or occupants of premises or any part thereof, as tenants only.

4. All matters shown on the as-built survey dated December 18, 1992, by Allen Trumbo, Tennessee Registered Surveyor License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, TN 37204, Job No. 92129, and that certain Surveyor's Report dated December 18, 1992, executed by Allen Trumbo.

And GRANTOR does further covenant and bind itself, its successors and representatives, 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 officer as of this 30th day of December, 1992.

THE WELK GROUP, INC.

BY: _____
Richard B. Clarke
Vice President

STATE OF LOUISIANA)
PARISH OF Iberia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard B. Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of The Welk Group, Inc., 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 30th day of December, 1992.

_____
Notary Public

My Commission Expires:
at death

7149 12/31 0101 03CHECK 6488.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,750,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 23rd day of December, 1992.

_____
Notary Public

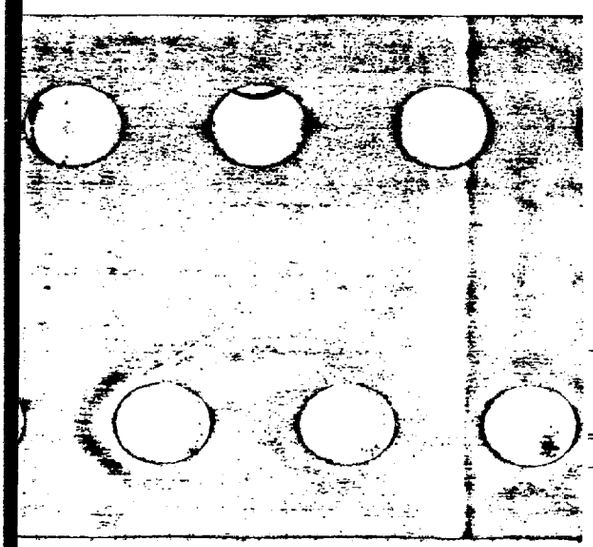
My Commission Expires:
5/28/95

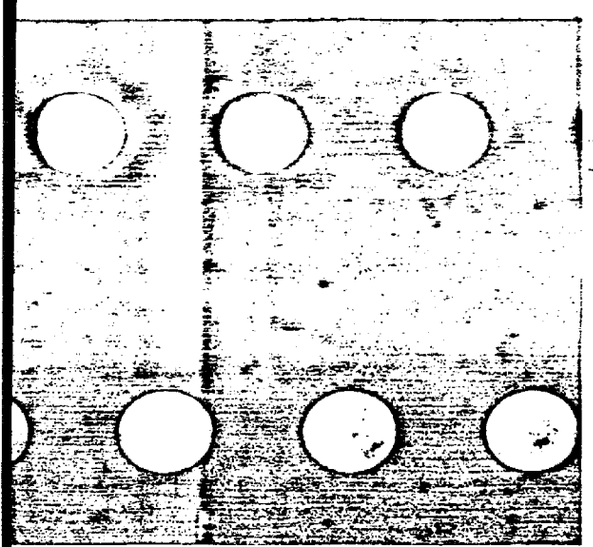
7.8578

IDENTIFICATION REFERENCE

Dec 31 12 57 PM '92

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8828 PAGE 998

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
1750000.00
CON TX 6475.00
PRFEE 1.00
WDEED 12.00
TOTAL 6488.00
CHECK 6488.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/92 01 12:55 0001 7149

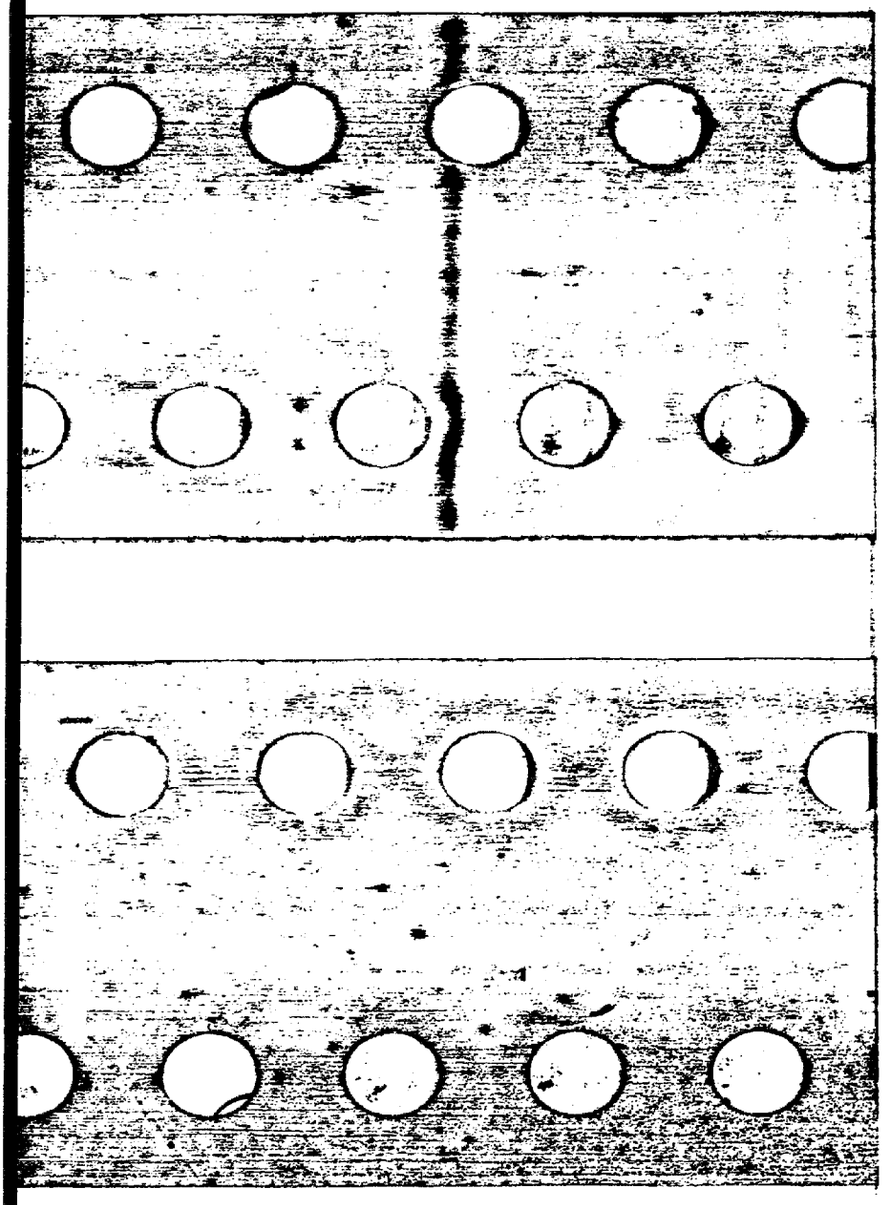
7.8.5 7.8

IDENTIFICATION REFERENCE

Dec 31 12 57 PM '92

FELIX Z. WILSON II REG STELL
DAVIDSON COUNTY, TN

No. 606262



VOID

BOOK 8828 PAGE 999

12-31-92