QUITCLAIM DEED

BOOK 8882 PAGE 886

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Audio Video Components, Inc.	Shearson Lehman Hutton Mortgage	MAP 146-08
d/b/a (NAME) Hi-Fi Buys	(NAME)	
423 Bamblewood Drive	P.O. Box 1201	PARCEL 118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37211	San Bernardino, CA. 92402	6DU30770
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Barry Mackin, by these presents do hereby quitclaim and convey unto Audio Video Components, Inc., d/b/a Hi-Fi Buys, their successors and assigns, all my right, title and interest in and to the following described tract of land:

BEING Lot No. 311 on the Plan of Crieve Hall Estates, Section V, as of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry Mackin by deed from David M. Hudson and wife, Tricia L. Hudson of record in Book 8204, page 816, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2277, page 110, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee(s) herein agree to assume an indebtedness evidenced by a Deed of Trust of record in Book 6981, page 626, Register's Office for Davidson County, Tennessee.

04.5 03/08 0101 03CHECK 53.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 8th day of January, 1993

Affiant Barry Mackin

My commission expires 3-26-94

Attis Brell
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 8th day of January, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Barry Mackin

Barry Mackin

98507

IDENTIFICATION REFERENCE

MAR 8 3 01 PM '93

DAVIDSON COUNTY, TN

PICK-UP

BOOK 8882 PAGE 887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Mackin

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 1993.

Notary Public

Commission expires 3-26-93

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____Notary Public

Commission expires _____

QUIT CLAIM DEED

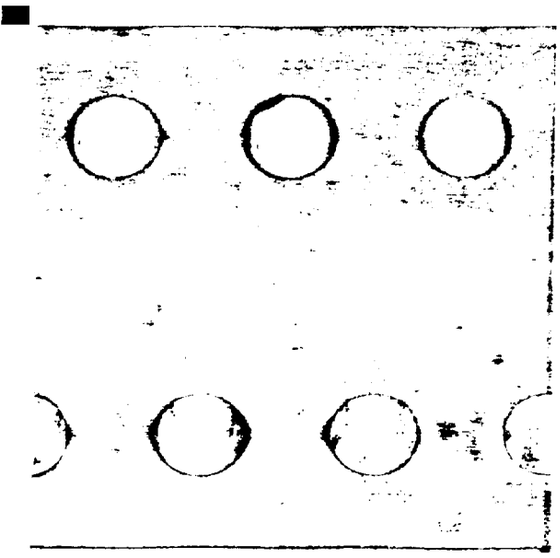
FROM: Barry Mackin

AND

TO: Audio Video Components, Inc d/b/a Hi-Fi Buys

THIS INSTRUMENT PREPARED BY:

Richard E. Norman, Jr.
Attorney at Law
4220 Nolensville Road
Nashville, TN. 37211
(615) 834-4300



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

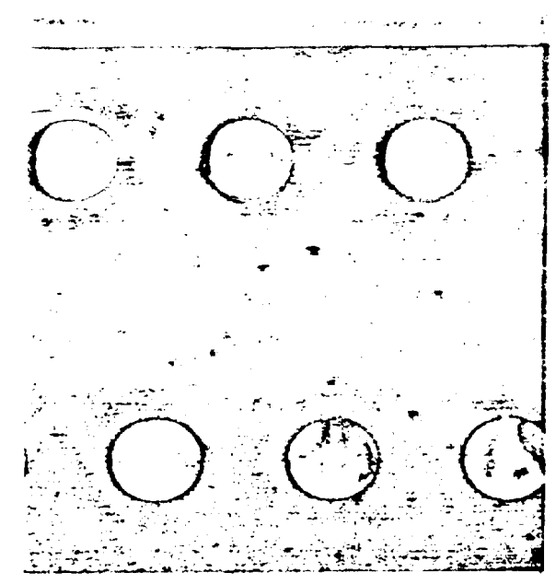
RECEIVED OF _____

FOR _____

BOOK 8882 PAGE 888

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 12000.00
CON TX 44.40
PRFEE 1.00
[illegible] 8.00
[illegible] 53.40
CHECK 53.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/93 01 15:00 0001 0435

98507

IDENTIFICATION REFERENCE

MAR 8 3 02 PM '93

DAVIDSON COUNTY, TN

No. 627991