44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 1993.

Notary Public

My Commission Expires: 7/23/94

This instrument prepared by:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
ADTEC Productions, Inc. 1201 Kenwood Drive Nashville, TN 37216	SAME	082-15-117 17W 02790 093-03-182 17W 24925

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ADTEC PRODUCTIONS, INC.**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
A tract of land in the 1st Civil District Metro Nashville, Davidson County, Tennessee, and being the westerly 44-1/4 feet of Lot No. 30 and all of Lot No. 31 on the Plan of Houston's Addition to Edgefield, now East Nashville, of record in Book 18, page 651, Register's Office for Davidson County, Tennessee, and part of Alley No. 260, closed by Metro Council Bill No. 85-983 and being more particularly described as follows:

Beginning at an iron pin on the southerly R.O.W. line of Russell Street at the common northerly corner of Lots 31 and 32 of the above noted plan (Lot 32 owned by Robert L. Frazer as of record in Book 3822, page 11, Register's Office Davidson County, Tennessee); thence, 1) with the southerly R.O.W. line of Russell Street North 63 deg. 27 min. 39 sec. East 99.90 feet to a point on the center line of Alley No. 260; thence, 2) with the center of Alley No. 260 South 26 deg. 48 min. 39 sec. East 179.92 feet to a point; thence, 3) continuing with the center of Alley No. 260 South 63 deg. 27 min. 16 sec. West 100.87 feet to a point opposite the common southerly corner of Lots 31 and 32; thence, 4) with the common line of Lots 31 and 32 West 26 deg. 30 min. 04 sec. West 179.93 feet to the point of beginning and containing 18,061 sq. ft. or 0.415 acres.

TRACT II:
A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lots 40 and 41 on the Plan of Russell Houston Addition to Edgefield as of record in Book 18, page 651, Register's Office Davidson County, Tennessee, and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85983 and being described together as follows:

Beginning at a point on the northerly right-of-way line of Fatherland Street at the common corner of Lots 41 and 42 of the above-noted plan of Russell Houston's Addition to Edgefield, said point being North 63 deg. 00 min. 00 sec. East, 176.76 feet from the easterly and of the northerly return curve at Fatherland Street and South Fourth Street; thence, 1) with the northerly right-of-way line of Fatherland Street South 63 deg. 00 min. 00 sec. West, 100.00 feet to the common corner of Lots 39 and 40; thence, 2) with the common line between Lots 39 and 40, North 27 deg. 10 min. 16 sec. West, 181.25 feet to the center of Original Alley No. 260; thence, 3) with the centerline of Original Alley No. 260, North 63 deg. 27 min. 16 sec. East, 100.01 feet to a point opposite the common corner of Lots 41 and 42; thence, 4) with the common line between Lots 41 and 42 South 27 deg. 10 min. 16 sec. East, 180.46 feet to the point of beginning and containing 18,086 square feet, or 0.415 acres.

Being the same property conveyed to Business Men's Assurance Company of America, a Missouri corporation, by Successor Trustee's Deed from Edward T. Brading, Successor Trustee, of record in Book 8615, page 844, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1993 State and County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and agrees to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Existing building restrictions and zoning ordinances.

3. Rights of tenants in possession.

This is improved property known as 408 Russell Street (Tract I) and Fatherland Street (Tract II), Nashville, TN 37206.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does covenant with the said Grantee that it is 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 it 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. 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 our hands this 28th day of June, 1993.

BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA

By: Charles Dale Durbin

Name: CHARLES DALE DURBIN

Title: MORTGAGE VICE PRESIDENT

SEAL

STATE OF MISSOURI)
COUNTY OF JACKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES DALE DURBIN, with whom I am personally acquainted, and who acknowledged that ~~(s)~~he executed the within instrument for the purposes therein contained, and who further acknowledged that ~~(s)~~he is the Mortgage Vice President 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 28th day of June, 1993.

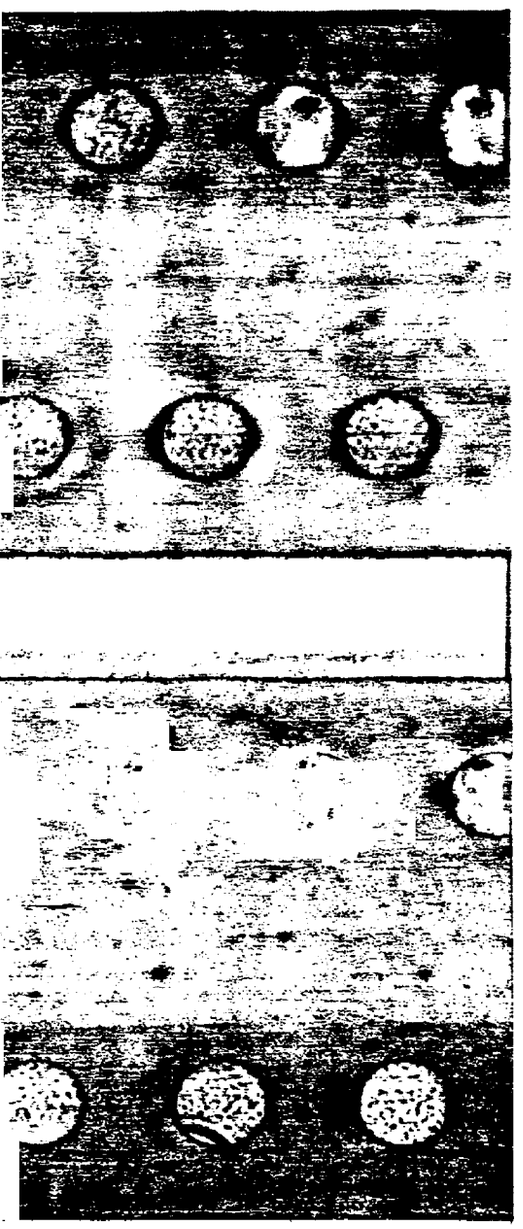
Shirley J. Harrow
Notary Public

My Commission Expires: SHIRLEY J. HARROW NOTARY PUBLIC STATE OF MISSOURI JACKSON COUNTY MY COMMISSION EXP JAN. 28,1995

93 JUN 29 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

3382 06/29 0101 03CHECK 568-



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

RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 362

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 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 568.00
				CHECK 568.00
06/29/93	01			14:10 0001 3382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35660
IDENTIF. ↑ REFERENCE

93 JUN 29 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668575