BOX 10

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Ellie R. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF June, 19 94

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Empire Sign Systems, Inc. (NAME)	Same/Wallace B. Rogers and Nancy (NAME)	086-00-0-267.00
3100 Brandau Road (STREET ADDRESS OR ROUTE NUMBER)	N. Rogers (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	2430 Lumar Lane, Donelson, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WALLACE B. ROGERS AND NANCY N. ROGERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMPIRE SIGN SYSTEMS, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A.

Being the same property conveyed to Wallace B. Rogers and Earl E. Collins, as equal tenants in common, by deed from John T. Miller and wife, Peggy B. Miller, of record in Book 4550, page 30, said Register's Office; Earl E. Collins having quitclaimed his interest to Wallace B. Rogers, of record in Book 5573, page 206, said Register's Office; Wallace B. Rogers having quitclaimed to Wallace B. Rogers and Nancy N. Rogers as equal tenants in common, of record in Book 6392, page 247, said Register's Office.

The property is conveyed certain to certain joint driveway agreements, and rights of the parties in possession thereto to joint water and septic systems. Such right, title and interest as grantors may have the water line and water systems serving the property is conveyed with the land.

This is unimproved ( ) improved (XX) property, known as 3100 Brandau Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 3rd day of June, 19 94

Wallace B Rogers

Nancy Rogers

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Wallace B. Rogers and Nancy N. Rogers

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 3rd day of June, 1994.

NOTARY PUBLIC

My commission expires:
5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____,
this _____ day of _____, 19____

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Wallace B. Rogers and Nancy N. Rogers

TO

Empire Sign Systems, Inc.

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

Exhibit A

A certain parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

Being Tract No. 2 consisting of 5.62 acres on the Plan of Davis Industrial Park Resubdivision of Parcel 25 as of record in Book 5210, page 232, Register's Office for Davidson County, Tennessee.

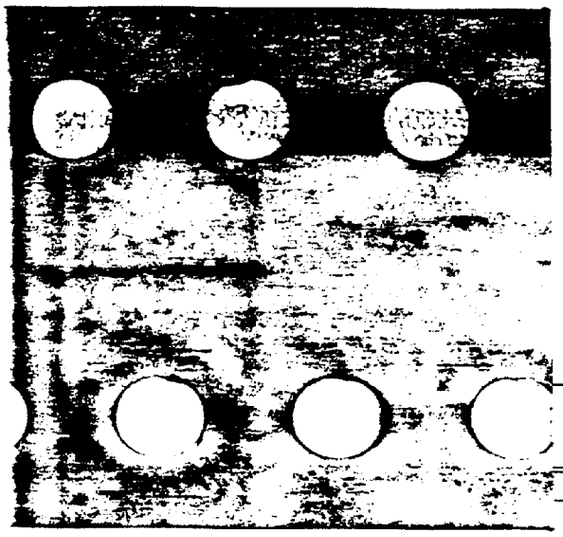
Beginning at a point on the northerly margin of the Tennessee Central Railroad, said point being the center line of a 50-foot joint access easement, and also being the southwesterly corner of Tract No. 2 and the southeasterly corner of Tract No. 1 as shown on said plan; thence, partially with the center line of said joint access easement and with the dividing line between Tracts 1 and 2, the following calls and distances: North 14 deg. 45' West 152.88 feet to a point; thence North 74 deg. 16' East 295.35 feet to a point; thence, North 14 deg. 45' West 249.04 feet to a point in Stoner Creek, said point being the northwesterly corner of Tract 2 and the northeasterly corner of Tract 1, 86 deg. 16' East 178.0 feet to a point; thence South 78 deg. 51' East 250.0 feet to a point; thence South 78 deg. 05' East 305.0 feet to a point in the northerly margin of the Tennessee Central Railroad; thence, with the curving margin of said railroad having a radius of 824.4 feet and in a southwesterly direction 311.65 feet to a point; thence, continuing with the said margin of said railroad, South 74 deg. 30' West and passing a concrete monument at 777.0 feet a total distance of 802.0 feet to the point of beginning, and containing 5.62 acres, more or less.

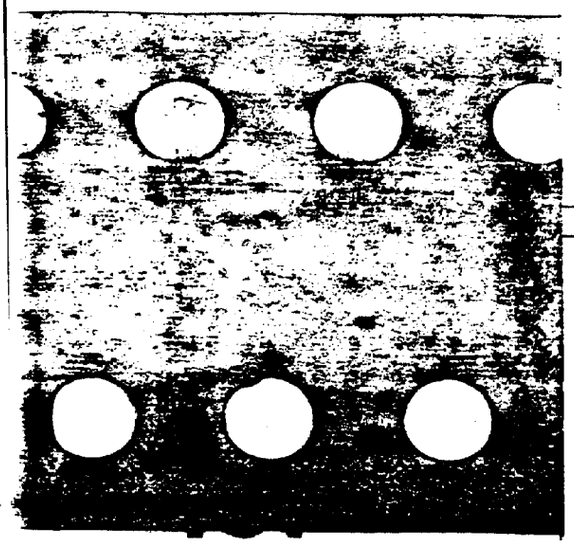
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

58907
IDENTIFICATION REFERENCE

94 JUN -8 AM 9:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3777 06/08 0101 03CHECK 753.00





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

RECEIVED OF _____

FOR _____

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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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	753.00
			CHECK	753.00
06/08/94	01	09:49	0001	3777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58907
IDENTIFICATION REFERENCE

94 JUN -8 AM 9:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800540