75931.1

BOOK 939 PAGE 954

THIS INSTRUMENT WAS PREPARED BY: William R. Taxay Cohen & Grigsby, P.C. 2900 CNG Tower 625 Liberty Avenue Pittsburgh, PA 15222	COMMONWEALTH OF PENNSYLVANIA)) COUNTY OF ALLEGHENY) The actual consideration for this transfer is Nine Hundred Fifty Thousand and 00/100 Dollars ($950,000.00). Affiant: _____ Gary Jay Saulson Title: Vice President Subscribed and sworn to before me, this the 28th day of June, 1994. _____ NOTARY PUBLIC My Commission Expires: 11/7/95

Notarial Seal
Sara Lou Hafti, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 7, 1995
Member, Pennsylvania Association of Notaries

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Home Cable Concepts of Tennessee, Inc. 515 Two Mile Parkway Suite 212 Goodlettsville, TN 37072	NEW OWNER	34-2-102

SPECIAL WARRANTY DEED

For and in consideration of the sum of Nine Hundred Fifty Thousand and 00/100 Dollars ($950,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, CFRH, INC., a Kentucky corporation ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto HOME CABLE CONCEPTS OF TENNESSEE, INC., a

Tennessee corporation ("Grantee"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). This conveyance is subject to the following limitations, restrictions, and encumbrances:

1. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4231, page 783.

2. Terms and Provisions of Reciprocal Easement Agreement of record in Book 7246, page 187, and re-recorded in Book 7836, page 844.

3. All matters shown on Plat recorded in Book 6900, page 368.

4. 1994 Taxes, a lien, which are not yet due and payable.

5. All restrictions, easements, encumbrances and other matters as may appear in prior instruments of record.

TO HAVE AND TO HOLD said parcel, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantor, but not otherwise.

Executed this 28th day of June, 1994.

CFRH, INC.

By:_____

Title: Vice President

75931.1

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY)

Before me, the undersigned, a Notary Public in and for the County and Commonwealth aforesaid, personally appeared GARY JAY SAULSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him to be the Vice President of CFRH, Inc., the within named bargainor, a corporation, and that he, as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office in Pittsburgh, Pennsylvania, this the 28th day of June, 1994.

Sara Lou Hafti
NOTARY PUBLIC

[SEAL]

My Commission Expires: 11/7/95

Notarial Seal
Sara Lou Hafti, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 7, 1995
Member, Pennsylvania Association of Notaries

75931.1

BOOK 9390 PAGE 957

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 3, on the plan of Rivergate Place, as shown on plat of record in Plat Book 6900, page 368, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

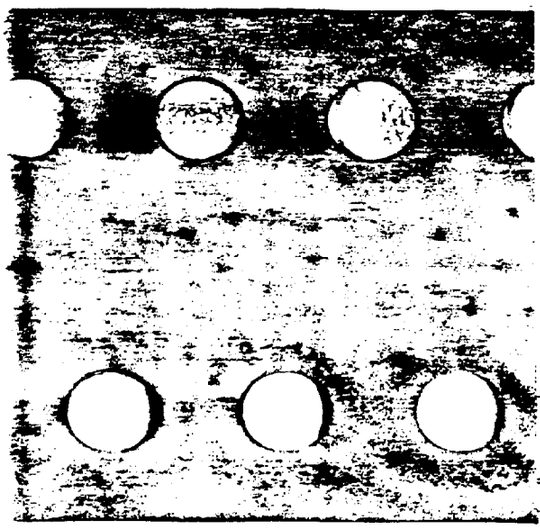
BEING the same property conveyed to CFRH, Inc., a Kentucky corporation, by Deed of Record in Book 9182, page 327, Register's Office for Davidson County, Tennessee.

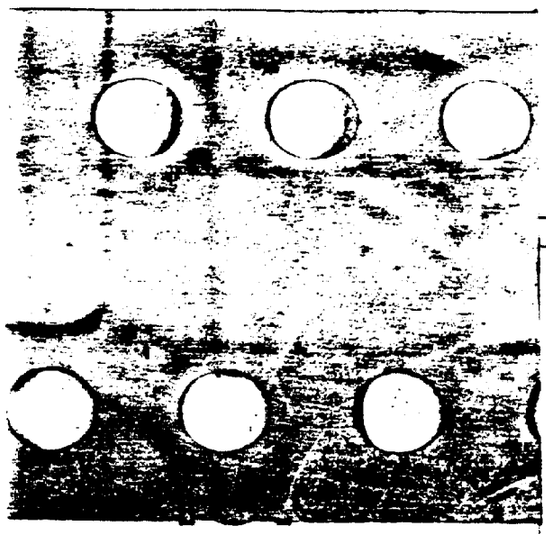
65665
IDENTIFICATION REFERENCE

94 JUN 28 PM 2:57
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1135 06/28 0101 03CHECK 3532.00





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

RECEIVED OF _____

FOR _____

BOOK 9390 PAGE 958

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	950000.00
			CON TX	3515.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	3532.00
			CHECK	3532.00
06/28/94	01		14:58 0001	1135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65665
IDENTIF. ↑ REFERENCE

94 JUN 28 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807811