WARRANTY DEED BOOK 9670 PG 722

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mid-Tenn Realty Associates 425 Valley Trace Drive Nashville, Tennessee 37221	SAME	42-16/104

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $700,000.00. Subscribed and sworn to before me, this the 12th day of May, 1995.

Affiant

Notary Public
My Commission Expires: 9-16-95

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Blockbuster of Tennessee, Ltd.,** a Tennessee limited partnership, has this day bargained and sold, and does hereby transfer and convey until the said, **Mid-Tenn Realty Associates**, a Tennessee general partnership, its successors and assigns, certain real estate in Davidson County, Tennessee, described on **Exhibit A** hereto which is incorporated herein by reference.

The property described in **Exhibit A** is conveyed subject to all matters shown on a survey dated 03-24-95, last revised on 05-09-95, File No. 7242601 by Barge, Waggoner, Sumner & Cannon and Surveyor's Report of even date and to all matters shown on the plan of record in Book 5800, page 373, restrictive covenants and easement agreements of record in Book 8312, page 615, Register's Office for said County; easements of record in Book 3339, page 402; Book 3339, page 406; Book 924, page 414; Book 5800, page 373, Book 5860, page 961; and Book 5959, page 679, said Register's Office; unrecorded leases affecting said property; and 1995 real property taxes which have been prorated and payment thereof assumed by Grantee.

This is improved property known as 120 Gallatin Road, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as stated herein.

It further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons.

Witness its hand this 5TH day of May, 1995 BOOK 9670 PG 723

BLOCKBUSTER OF TENNESSEE LTD., a Tennessee limited partnership

Fred Montesi III

By: Southern Stores Video, Inc., a Tennessee corporation, its General Partner by Fred Montesi III, its President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, Fred Montesi III, of the state and county mentioned, personally appeared me, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President of Southern Stores Video, Inc., a Tennessee corporation, and general partner of Blockbuster of Tennessee Ltd., a Tennessee limited partnership, the within named bargainor, a corporation, and that such President of Southern Stores Video, Inc., a Tennessee corporation and general partner of Blockbuster of Tennessee Ltd., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation.

Witness my hand and seal, at office in Memphis, Shelby County, Tennessee, this 5th day of May, 1995.

ANN H. KING NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

Ann H. King

NOTARY PUBLIC

My Commission Expires:

October 14, 1998

THIS DOCUMENT PREPARED BY:
BREWER, KRAUSE, BROOKS & MILLS (PRY)
611 Commerce Street, Suite 2600
Nashville, Tennessee, 37203
(615) 256-8787

CMB/MIDTN.DSK/BLOCKBUSTER.WD

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Madison, Second (2nd) Civil District, Ninth Councilmanic District, Davidson County, Tennessee, located on the westerly margin of Gallatin Pike, south of Old Hickory Boulevard and being more particularly described as follows:

Beginning at a point in the westerly margin of Gallatin Pike, said point being approximately 186 feet southwesterly of the southerly margin of Old Hickory Boulevard, said point also being the southeast corner of the Daisye S. Ramsay property of record in Book 4912, page 188, Register's Office, Davidson County, Tennessee; thence with said margin of Gallatin Pike, South 01 deg. 14 min. 53 sec. W., 149.81 feet to an iron pin, being a corner to Lot No. 1, shown on the revision of the Kroger-Super X Shopping Center property - Madison, Tennessee, of record in Book 5800, page 373, R.O.D.C.; thence leaving said margin of Gallatin Pike with the boundary of said Lot No. 1, North 87 deg. 49 min. 41 sec. W., 139.74 feet to an iron pin; thence continuing with said boundary to Lot No. 1, North 01 deg. 12 min. 42 sec. E., 129.85 feet to an iron pin, the southwest corner to said Daisye S. Ramsay; thence with Ramsay's southerly boundary, North 84 deg. 01 min. 52 sec. East, 140.92 feet to the westerly margin of said Gallatin Pike, the point of beginning.

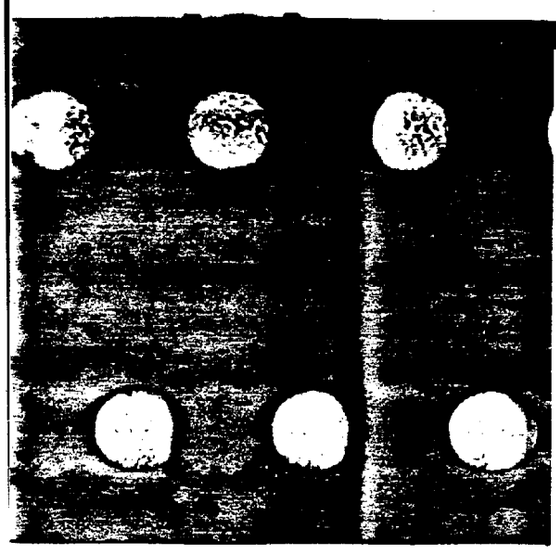
Containing 19,543 square feet or 0.45 acres, more or less, according to survey dated January 25, 1991, revised January 28, 1991, and February 26, 1991, by Wendell H. Talley, Sr., License No. 785, Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, Tennessee.

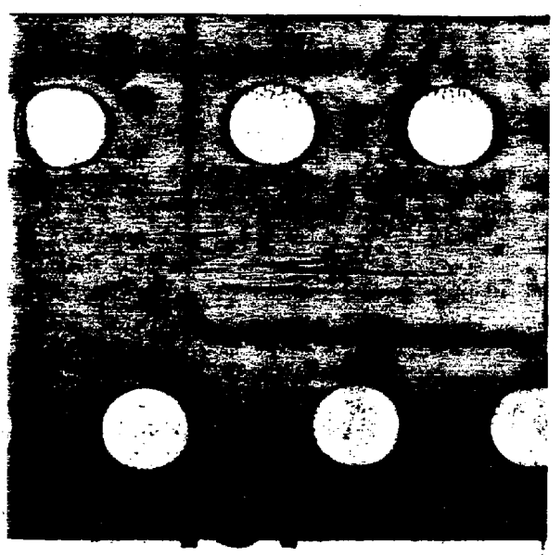
Being the same property conveyed to Blockbuster of Tennessee, Ltd., a Tennessee limited partnership, by deed from Ellen Robertson Christianson, of record in Book 8312, page 630, Register's Office for Davidson County, Tennessee.

Easement Tract:

Together with appurtenant easements contained in Agreement of Restrictions and Grant of Easements of record in Book 8312, page 615, Register's Office for Davidson County, Tennessee.

60249
IDENTIF. & REFERENCE
95 MAY 12 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
0455 05/12 0101 03CHECK 2627.61





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

RECEIVED OF _____

FOR _____

BOOK 9670 PG 725

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
706650.00
CON TX 2614.61
PRFEE 1.00
WDEED 12.00
TOTAL 2627.61
CHECK 2627.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60249
IDENTIF. ↑ REFERENCE

95 MAY 12 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/12/95 01 14:44 0001 0455

No. 909835