Bk 5C A

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street Suite 2800
Nashville, Tennessee 37219

BOOK 9869PG 8

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Better Quality Cassettes, Inc. c/o Lawrence C. Tant Custom Tape Duplicators 341 Hill Avenue Nashville, Tennessee 37210	Same	Map 183 Part of Parcel 100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **INTERCHANGE CITY ASSOCIATES, LTD., L.P.**, a Tennessee limited partnership, (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BETTER QUALITY CASSETTES, INC.**, a Tennessee corporation (the "**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 17 day of November, 1995.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

BY: AFPC EQUITY INVESTORS, LTD.,
GENERAL PARTNER

BY: W. Gerald Ezell
W. GERALD EZELL
GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, W. GERALD EZELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a GENERAL PARTNER of AFPC EQUITY INVESTORS, LTD., a Tennessee limited partnership, the general partner of Grantor and is authorized by AFPC EQUITY INVESTORS, LTD., as general partner of Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 17th day of November, 1995.

Melinda A Stacy
Notary Public

My Commission Expires July 25, 1998

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $553,584.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 1995.

Notary Public

My Commission Expires: 11-20-96

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee being more fully described as follows:

Beginning at an existing iron pin on the northeasterly margin of Firestone Parkway, a 80-foot road, that is 400 feet, more or less, westerly measured along said margin from the westerly terminus of the northwesterly return curve at the intersection of said Firestone Parkway and Heil Quaker Boulevard, a 60-foot road, and proceeding as follows:

1. With said margin of Firestone Parkway, North 42 degrees 57 minutes 39 seconds West a distance of 263.31 feet to an iron pin (existing); thence,

2. Continuing with said right-of-way and a 2332.87 foot radius curve to the left 491.92 feet to an iron pin (set), said curve has a chord bearing and distance of North 49 degrees 00 minutes 06 seconds West 491.01 feet; thence,

3. Leaving said margin, North 35 degrees 00 minutes 32 seconds East a distance of 348.04 feet to an iron pin (set); thence,

4. Along the south property line of John H. Moore as recorded in Deed Book 967, Page 141, Register's Office for Davidson County, Tennessee, South 84 degrees 26 minutes 15 seconds East a distance of 620.67 feet to a wooden fence post; thence,

5. Leaving Moore's line, South 61 degrees 21 minutes 18 seconds East a distance of 378.42 feet to an iron pin (existing) also being the northwest property corner of Walter G. Knestrick as recorded in Deed Book 7588, Page 101, Register's Office for Davidson County, Tennessee; thence,

6. Along said line, South 47 degrees 02 minutes 15 seconds West passing an existing iron pin at 329.78 feet to an existing iron pin a total distance of 819.21 feet to the Point of Beginning.

This tract contains 502,356 square feet or 11.53 acres more or less as calculated by the above courses which were determined within the precision requirements of a ALTA Urban Class Survey.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee limited partnership, by deed from McDowell Development Corporation as of record in Deed Book 6381, Page 227, Register's Office for Davidson County, Tennessee.

EXHIBIT B

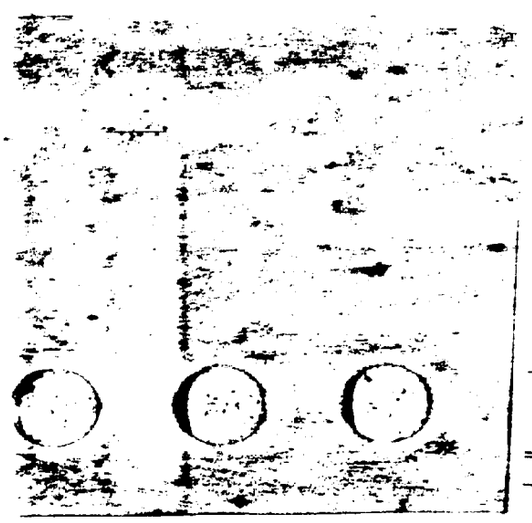
1. Real Estate taxes for 1995 and subsequent years.

2. Colonial Pipeline Company Easement of record in Book 3616, page 439, Register's Office for Davidson County, Tennessee.

3. All matters shown on the survey prepared by Marshall H. Ragan, Tenn. R.L.S. #332, Ragan-Smith & Associates, Inc., dated October 12, 1995, last revised October 23, 1995, Job No. 84-095, Work Order 2100

4. Restrictive covenants of record in Book 4673, Page 508, Register's Office for Davidson County, Tennessee.

0126014
IDENTIFICATION REFERENCE
95 NOV 27 11:2:05
1994 11/27 0101 03CHECK 2065.32



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

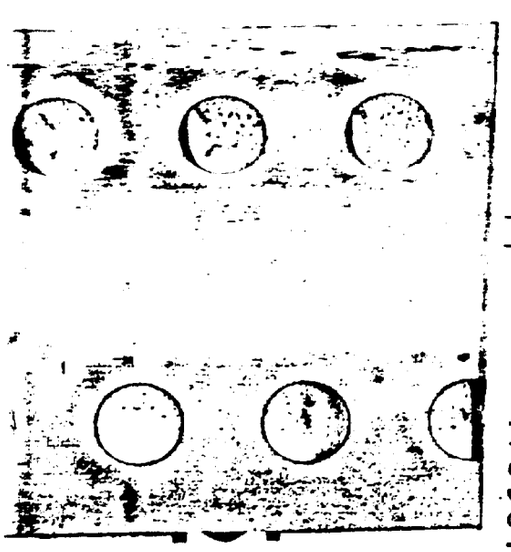
RECEIVED OF _____

FOR _____

BOOK 9869 PG 12

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 553584.00
CON TX 2048.32
PRFEE 1.00
WDEED 16.00
TOTAL 2065.32
CHECK 2065.32

11/27/95 01 14:10 0001 1694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126014
IDENTIFICATION REFERENCE

95 NOV 27 PM 2:06
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 980222