BOOK 10479 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$233,268.80**

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE THIRD DAY OF JUNE, 1997

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: November 2[illegible], 1998.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TODD RASH	**SAME**	118-7-143
(NAME) **2808 AZALEA PLACE**	(NAME) **3900 MARKET STREET, SUITE 220**	
(ADDRESS) **NASHVILLE, TENNESSEE 37204**	(ADDRESS) **RIVERSIDE, CALIFORNIA 92501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PRO AUDIO RENTALS, LTD., A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD RASH** , 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:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60' on the easterly side of Azalea Place and runs back 159.3' on the northerly line and 147.3' on the southerly line to a dead line measuring 70' thereon.

Being the same property conveyed to Pro Audio Rentals, Ltd., a Tennessee Limited Partnership by deed from Rebecca Ynez Vail Memorial Trust, of record in Book 5834, page 320 , and as corrected in Book 6035, page 377, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 2808 Azalea Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PICK-UP

97 JUN -4 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

031201 2
IDENTIF. + 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 GRANTEES, their heirs 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, 1997.

BOOK 10479 PG 851

PRO AUDIO RENTALS, LTD.,
By: Frederick S. Vail Attorney In Fact
MARINER FINANCIAL CORPORATION,
GENERAL PARTNER

PRO AUDIO RENTALS, LTD.,
By:
TITLE: GENERAL PARTNER

PRO AUDIO RENTAL, LTD.,
By:
TITLE: GENERAL PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LEE A. COHEN, a Notary Public in and for said County and State, personally appeared FREDERICK S. VAIL, with whom I am personally acquainted and who upon oath acknowledged HIMSELF to be a GENERAL PARTNER of PRO AUDIO RENTALS, LTD., A TENNESSEE LIMITED PARTNERSHIP, the within-named bargainor, and that he as such general partner, being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the PRO AUDIO RENTALS, LTD., by the said FREDERICK S. VAIL, GENERAL PARTNER as such, and attesting the same by the said PRO AUDIO RENTALS, LTD., as such.

Witness my hand and official seal at Nashville , Tennessee this 3rd day of June, 1997

Commission expires:November 27, 1999

Lee A. Cohen
LEE A. COHEN Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LEE A. COHEN, a Notary Public in and for said County and State, personally appeared FREDERICK S. VAIL, with whom I am personally acquainted and who upon oath acknowledged HIMSELF to be the ATTORNEY IN FACT, FOR MARINER FINANCIAL CORPORATION, A CALIFORNIA CORPORATION AND GENERAL PARTNER of PRO AUDIO RENTALS, LTD., A TENNESSEE LIMITED PARTNERSHIP, the within-named bargainor, and that he as such ATTORNEY IN FACT OF MARINER FINANCIAL CORPORATION, being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the MARINER FINANCIAL CORPORATION, by the said FREDERICK S. VAIL, ATTORNEY IN FACT as such, and attesting the same by the said MARINER FINANCIAL CORPORATION, as such.

Witness my hand and official seal at Nashville , Tennessee this 3rd day of June, 1997

Commission expires:November 27, 1999

Lee A. Cohen
LEE A. COHEN Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LEE A. COHEN, a Notary Public in and for said County and State, personally appeared DAVID K. SHIPLEY, with whom I am personally acquainted and who upon oath acknowledged HIMSELF to be a GENERAL PARTNER of PRO AUDIO RENTALS, LTD., A TENNESSEE LIMITED PARTNERSHIP, the within-named bargainor, and that he as such general partner, being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the PRO AUDIO RENTALS, LTD., by the said DAVID K. SHIPLEY, GENERAL PARTNER as such, and attesting the same by the said PRO AUDIO RENTALS, LTD., as such.

Witness my hand and official seal at Nashville , Tennessee this 3rd day of June, 1997

Commission expires:November 27, 1999

Lee A. Cohen
LEE A. COHEN Notary Public

EXHIBIT "A"

to

WARRANTY DEED BOOK 10479 PG 852

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

FREDERICK S. VAIL, Affiant

Sworn to and subscribed before me on 3rd day of June, 1997.

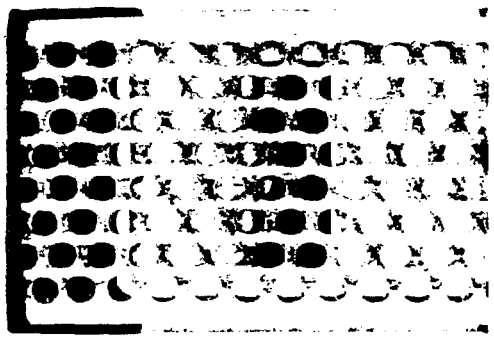
Lee A. Cohen

Notary Public

My commission expires: Nov 27, 1999

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

8804 06/04 0101 03CHECK B76.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 853

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

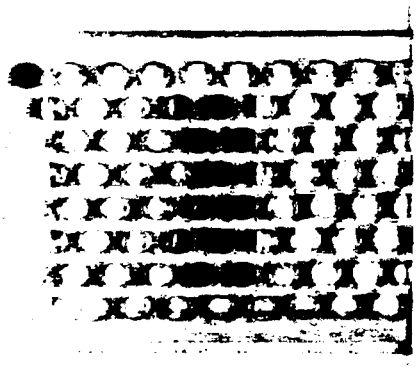
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 233268.80

CON TX	863.10
PRFEE	1.00
WDEED	12.00
TOTAL	876.10
CHECK	876.10

06/04/97 01 14:21 0001 8804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03120'2

IDENTIF. → REFERENCE

97 JUN -4 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1158729