BOOK 10632 PG 636

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

0917 11/21 0101 03CHECK 5016.00

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DMJ Properties, LLC	SAME	Map104-4, Par.151
(NAME)	(NAME)	
PO Box 85748	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Lincoln Nebraska 68501-5748		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.

Subscribed and sworn to before me, this the 20th day of November, 1997.

Lee Greenwood
By A. Ralph Johnson, Attorney in Fact
Affiant

My Commission Expires: 1-27-01

NOTARY PUBLIC AT LARGE (Affix Seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, the receipt of which from **DMJ Properties, LLC** (the "Grantee" herein) is hereby acknowledged, the undersigned Lee Greenwood (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **DMJ Properties, LLC**, a Tennessee limited liability company, its successors and assigns, all of his right, title and interest in and to the following real estate in Davidson County, Tennessee, described according to a survey of the property made by Barge Waggoner Sumner and Cannon, Inc., dated November 19, 1997, as follows:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson

County, Tennessee, located in the northwesterly quadrant of the intersection of Sixteenth Avenue South and Edgehill Avenue, being Lots 7 and 8, and a portion of the westerly five foot of the original right-of-way of Sixteenth Avenue South abandoned by Metropolitan Council Bill No. 77-577, said Lots shown on the Plan of Subdivision of Lot 16, in the O. B. Hays plan of large lots of record in Book 161, page 86, Register's Office for Davidson County, Tennessee, and being more particularly described as:

BEGINNING at the Point of intersection of the northerly right-of-way line of Edgehill Avenue and the westerly right-of-way line of Sixteenth Avenue South;

THENCE, with the said northerly right-of-way line, North 85 degrees 42 minutes 59 seconds West, 154.90 feet to the point of intersection with the easterly right-of-way line of Alley No. 440;

THENCE, with the said easterly right-of-way line, North 05 degrees 17 minutes 14 seconds East, 102.04 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of Lot 9, as shown on said plan, South 86 degrees 05 minutes 00 seconds East, 154.14 feet to a point in the westerly right-of-way line of Sixteenth Avenue South;

THENCE, with the said right-of-way line, South 04 degrees 51 minutes 07 seconds West, 103.02 feet to the Point of Beginning.

Containing 15,541 square feet or 0.36 acres, more or less.

Being the same property conveyed to Lee Greenwood, by special warranty deed from Music Square East, a Tennessee limited partnership, of record on Book 8543, page 772, said Register's Office.

Said **property** is improved property, known as 1111 16th Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said real estate and the appurtenances, estate, title and interest thereto belonging to the said **DMJ Properties, LLC**, a Tennessee limited liability company, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as to the Lease described below, and any acts or omissions of the

Tenant thereunder, and as otherwise herein set forth herein.

And Grantor does further covenant and bind himself, his heirs, administrators and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons, except the acts or omissions of the Tenant under the Lease described below.

And the Grantor does hereby sell, assign and transfer all of his right, title and interest and the rents, income, charges, fees and all payments due the Grantor from Tenant under a certain Lease dated the 22nd day of April, 1994, by and between the Grantor herein, (as "Landlord" therein) and High Five Productions, Inc. (as "Tenant" therein) (the "Lease" herein) unto the Grantee, its successors and assigns, free and clear of the claims and rights of any third parties, other than those acts or omissions of the said Tenant.

And the Grantor hereby makes the following REPRESENTATIONS AND WARRANTIES:

That Grantor has good title to the Lease hereby assigned and good right to assign the same, and that no other person, corporation or entity has any right, title or interest therein; that Grantor has duly and punctually performed all and singular the terms, covenants, conditions and warranties of the Lease on Grantor's part to be kept, observed and performed; that Grantor is not in default under any of the Lease; that Grantor has not previously sold, assigned, transferred, mortgaged or pledged the Lease, whether now due or hereafter to become due; that any of the rents due for any period subsequent to November 20, 1997 have not been collected and that payment of any of the rents has not otherwise been anticipated, waived, released, discounted, set off or otherwise discharged or compromised; that Grantor has not received any funds or deposits from the Tenant thereunder in excess of one (1) month's rent for which credit has not already been made on account of accrued rents; and that the said Tenant is not in default of any of the terms thereof. This Assignment shall run with the land and shall inure to the benefit of and bind all parties hereto and their respective heirs, executors, administrators, successors and assigns.

And, as a part of the consideration for this deed, the Grantee does hereby assume and agree to perform all the obligations of the Grantor under the said Lease as of this the 20th day of November, 1997. And the Grantor does hereby indemnify and save the Grantee harmless for any obligations of Grantor under the Lease which may have accrued prior to this the 20th day of November, 1997; And

the Grantee does hereby indemnify and save the Grantor harmless for any obligations of Grantor under the Lease which may accrue on or after this the 20th day of November, 1997;

And, as a part of the consideration for this deed, the parties agree that the effective date of prorations of income and expenses for the property shall be November 20, 1997. To the extent that any income or rents is due from the Tenant under the Lease allocable to or accrue during the period of time before November 20, 1997, the same shall be paid to and be the property of the Grantor. To the extent that any income or rents is due from the Tenant under the Lease allocable to or accrue during the period of time on or after November 20, 1997, the same shall be paid to and be the property of the Grantee.

This instrument may be executed in counterparts, and the preparer of this deed is authorized to insert the applicable signature pages and notary blocks as appropriate, with multiple signature pages and notary block pages hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Kimberly Payne Greenwood joins herein for the sole purpose of quitclaiming and releasing unto the Grantee any marital and/or spousal right, title or interest which she may have in the property, including, but not limited to her spousal share rights, homestead, dower and the like.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Witness our hands this 20th day of November, 1997.

Lee Greenwood,
acting by an through his attorney in fact

BY: _____
S. Ralph Gordon, His attorney in fact

BOOK 10632 PG 640

Kimberly Payne Greenwood
Kimberly Payne Greenwood
acting by and through her attorney in fact

BY: S. Ralph Gordon
S. Ralph Gordon, Her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared S. Ralph Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for Lee Greenwood and wife, Kimberly Payne Greenwood, the within named bargainors, and that he as such Attorney in Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the names of Lee Greenwood and wife, Kimberly Payne Greenwood, by himself as such Attorney in Fact.

Witness my hand and seal at Nashville, Tennessee, this the 19th day of November, 1997.

NOTARY PUBLIC
DAVIDSON COUNTY
My commission expires
1-27-01

Lara Lineda
NOTARY PUBLIC

97 NOV 21 AM 11:36

03722263

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10692 PG 641

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 1350000.00
CON TX 4995.00
PRFEE 1.00
TDEED 20.00
TOTAL 5016.00
CHECK 5016.00
11/21/97 01 11:38 0001 0917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03722263

IDENTIFICATION REFERENCE

97 NOV 21 11:11:34

REGISTER

No. 1223480