BOOK 10751 PG 81

GENERAL WARRANTY DEED

FROM: Westpark Sound, Inc., Grantor

To: Christopher E. Parker, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday, PLC
Suite 1900, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Christopher E. Parker
1319 Robert E. Lee Lane
Brentwood, TN 37027

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map-Parcel Numbers:

92-12-372

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Fifty Thousand and no/100 Dollars ($550,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of January, 1998.

Notary Public

My Commission Expires: 7/24/99

FOR AND IN CONSIDERATION OF the sum of Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00), of which One Hundred Thousand and No/100 Dollars ($100,000.00) has been paid this day in cash and for the balance of which Grantee (as such term is hereafter defined) has executed and delivered to Grantor (as such term is hereafter defined) a Promissory Note in the amount of Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00) secured by a Purchase Money Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement of even date herewith executed by Grantee for the benefit of Grantor and recorded simultaneously herewith, WESTPARK SOUND, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHRISTOPHER E. PARKER

("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1701 Church Street, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its, successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 7th day of January, 1998.

WESTPARK SOUND, INC., a
Tennessee corporation

By: Sharon Gellin, President
Sharon Gellin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of said County and State, personally appeared SHARON GELLIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of WESTPARK SOUND, INC., the within named bargainor, a corporation, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at Office in Nashville, this 7th day of January, 1998.

Deborah A. Hughes
Notary Public

My Commission Expires: 7/24/99

EXHIBIT A

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Property Description

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Boyd Home Tract, as shown on plat of record in Book 21, page 39, in the Register's Office of Davidson County, Tennessee and being more fully described as follows:

Said Lot No. 88 fronts 50 feet on the southerly margin of Church Street, as widened, and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly Williams Avenue, to an alley.

Being the same property conveyed to Westpark Sound, Inc., a Tennessee corporation, by Deed of record in Book 7778, page 734, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 JAN -8 AM 9:16

IDENTIF. & REFERENCE

0388151

EXHIBIT B

BOOK 10751 PG 85

Encumbrances

1. The lien for 1998 taxes which have been assumed and will be paid by Grantee.

2. All matters in the plan of record in Book 21, page 39, said Register's Office.

9872 01/08 0101 03CHECK 2056-00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10751 PG 86

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CAMT	550000.00		
	CON TX	2035.00		
	PRFEE	1.00		
	WDEED	20.00		
	TOTAL	2056.00		
	CHECK	2056.00		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9872

0388151
IDENTIF. & REFERENCE

98 JAN -8 AM 9:16
REGISTER
DAVIDSON CO. TENN.

No. 1240540