FOR RECORDING PURPOSES

LTIC File No. 37488 File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $470,000.00

STATE AFFIANT AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 1-22-98

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires March 21, 1998

BOOK 10764 PG 440

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Imag Video/AV, Inc, 19 West Ventura Street Tucson AZ 85705	Same	118-3-65

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, I/WE, John R. Hooton, a married man

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Imag Video/AV, Inc., an Arizona Corporation

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 10, on the Plan of Bransford Industrial Park Subdivision, as shown on plat of record in Plat Book 4460, page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John R. Hooton, by Deed of Record in Book 8653, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Driveway Easement Agreement of record in Book 5238 page 845.
2. ALL matters shown on Plat recorded in Book 4460, page 33.

The property conveyed herein is not the marital residence of the Grantor.

4287 01/21 0101 03CHECK 1748.00

98 JAN 21 PM 3:40

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0392200

THIS IS (XX)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2613 Grissom Drive
Nashville TN 37204

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS, this date: 1-21-98

John R. Hooton John R. Hooton

NOTARY ACKNOWLEDGEMENT

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(Individual Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared John R. Hooton _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN _____ on this date of 1-20-98.

Commission Expires: My Commission Expires NOV. 27, 1999

Christ C. Nitchell
Notary Public

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 10764 PG 442

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 470000.00
CON TX 1739.00
PRFEE 1.00
WDEED 8.00
TOTAL 1748.00
CHECK 1748.00
01/21/98 01 15:45 0001 4287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392200
IDENTIF. ↑ REFERENCE

98 JAN 21 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244908