Box 49
39402

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

10984:972

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Firestone Parkway Partners, L.P. 1045 Firestone Parkway LaVergne, TN 37086	New Owner	183-68

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by FIRESTONE PARKWAY PARTNERS, L.P., a Tennessee limited partnership hereinafter referred to as "Grantee," MUSIC CITY OPTICAL MEDIA, INC., a Tennessee corporation hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

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 southwesterly 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 an Alta Urban Class Survey.

BEING the same property conveyed to Better Quality Cassettes, Inc., by Deed of Record in Book 9869, page 8. By Amendment to Charter in Book 10793, page 595, Register's Office for Davidson County, Tennessee, the name of Better Quality Cassettes, Inc. was changed to Music City Optical Media, Inc., a Tennessee corporation.

This is improved property known as 1045 Firestone Parkway, LaVergne, Davidson County, Tennessee 37086.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) taxes for the current year which have been prorated and accepted by Grantee; (ii) restrictions as contained in Book 4673, page 508, Register's Office for Davidson County, Tennessee; (iii) easement to Colonial Pipeline Company, as set forth in easement recorded in Book 3616, page 439; (iv) deed of conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewage Services recorded in Book 10693, page 691, Register's Office for Davidson County, Tennessee; and (v) rights of tenants in possession, as tenants only.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors ~~and~~ assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 12th day of June, 1998.

MUSIC CITY OPTICAL MEDIA, INC., a Tennessee corporation

By: _____

Title: Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Bailey, a Notary Public for the State and County aforesaid, Joseph F. Buffington with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Treasurer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE STATE

My Commission Expires:

3/23/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,200,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE STATE

My Commission Expires:

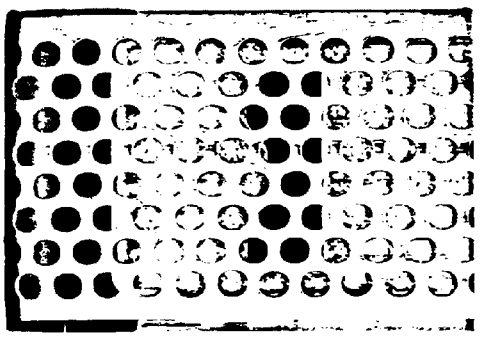
3/23/02

3413 06/19 0101 03CHECK 34053.00

0452981
IDENTIF. & REFERENCE

98 JUN 19 PM 3:58
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

C:\FIRESTON\GENWAR.DED



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

RECEIVED OF _____

FOR _____

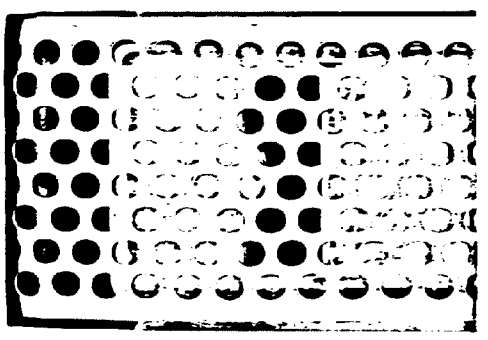
BOOK 10984 PG 975

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 9200000.00
CON TX 34040.00
PRFEE 1.00
WDEED 12.00
TOTAL 34053.00
CHECK 34053.00
06/19/98 01 15:58 0001 3413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0452981
IDENTIF. # REFERENCE

98 JUN 19 PM 3:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309246