BOOK 11049 PAGE 118

THIS INSTRUMENT PREPARED BY:

Shack & Siegel, P.C.
530 Fifth Avenue
New York, NY 10036

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,850,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of August, 1998.

Notary Public

My Comm. Expires: 5/30/99

DANIELLE B. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Idea Entertainment, Inc.
One Gaylord Drive
Nashville, TN 37214
Attn: Terry Pefanis

SEND TAX BILLS TO:

Same

MAP PARCEL NUMBERS:

Map 92-16
Parcel 381

98 AUG -4 AM 9:20

ELIA ... REGISTER
DAVIDSON COUNTY

0470271

IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of SIX MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($6,850,000.00), the undersigned

CAPITOL RECORDS, INC., GRANTOR,

has bargained and sold, and by these presents does transfer and convey unto IDEA ENTERTAINMENT, INC., the GRANTEE herein, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE "EXHIBIT A" attached hereto for a complete legal description of the real property hereby conveyed.

This is improved property, known as 25-31 Music Square West, Nashville, Tennessee.

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, its successors and assigns, forever. And the GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out. And the GRANTOR does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (a) 1998 taxes, a lien but not yet due and payable; (b) the lien of water and sewer charges not yet due and payable; (c) matters of records, if any; (d) easement retained by the Metropolitan Government of Nashville and Davidson County over a portion of the right-of-way of Music Square West abandoned by Council Bill No. 77-577; (e) encroachment on Music Square West for sidewalks, curbs, planters and the like; and (f) encroachment for landscaping on Roy Acuff Place. Water and sewer charges have been pro-rated by the parties; by acceptance of delivery of this instrument, GRANTEE assumes and agrees to pay the same as and when the same become payable and to indemnify and hold harmless GRANTOR from liability or loss therefrom.

The subject property is not the usual place of residence of the GRANTOR.

Witness our hands this 30th day of July, 1998.

CAPITOL RECORDS, INC.

By: _____
Alan D. H. Newham
Vice President

STATE OF NEW YORK)

COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Alan D. H. Newham, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Vice President of Capitol Records, Inc., the within-named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing his name, as such officer, on behalf of said corporation.

Witness my hand and official seal at New York, New York, this 30th day of July, 1998.

Sylvia S. Charpillz
Notary Public

My Commission Expires: 1/30/1999

SYLVIA S. CHARPILLOZ
Notary Public, State of New York
No. 02CH5038614
Qualified in Westchester County
Commission Expires Jan. 30, 1999

PLEASE RECORD AND RETURN TO:

Kim A. Brown, Esq.
Sherrard & Roe PLC
424 Church Street
Suite 2000
Nashville, TN 37219

1899 08/04 0101 03CHECK 25364-00

SCHEDULE A

DESCRIPTION

TRACT NO. I:
Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Music Square West and Roy Acuff Place, being Lots No. 80, 81 and 82 as shown on the plan of O.B. Hayes First Plan of Small Lots of record in Plan Book 1, page 69, Chancery Court for Davidson County, Tennessee, and a portion of the right-of-way of Music Square West abandoned by Metro Council Bill No. 77-577, and being more particularly described as follows:

BEGINNING at a point of intersection of the southerly right-of-way line of Roy Acuff Place and the westerly right-of-way line of Music Square West as established by Metropolitan Council Bill No. 77-577;

THENCE, with said westerly right-of-way line S 02°04'00" W, 150.00 feet to an iron pin;

THENCE, leaving said right-of-way line with the northerly line of Lot No. 83, as shown on said plan N 89°30'00" W, 156.40 feet to an iron pin in the easterly right-of-way line of Alley No. 442;

THENCE, with said right-of-way line N 02°04'00" E, 150.00 feet to an iron pin in the southerly right-of-way line of Roy Acuff Place;

THENCE, with said right-of-way line S 89°30'00" E, 156.40 feet to the point of beginning.

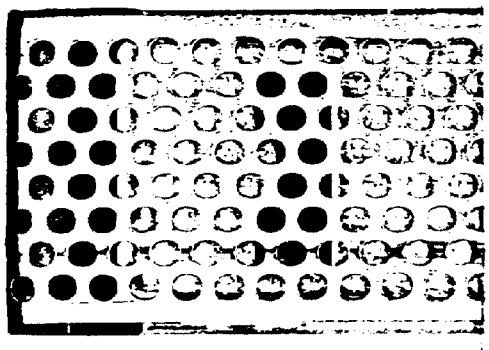
Containing 23,451 square feet or 0.54 acres, more or less.

TRACT NO. I being the same property conveyed to Capitol Records, Inc. by deed from B. Tom Collins, of record in Book 9873, page 775, Register's Office for Davidson County, Tennessee.

TRACT NO. II:
Land in Davidson County, Tennessee, being Lot No. 83, on O.B. Hayes' First Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville.

Said Lot No. 83 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 151 feet, more or less, to an alley.

TRACT NO. II being the same property conveyed to Capitol Records, Inc. by deed from H. Ray Ragsdale and Leona J. Atkins, of record in Book 9996, page 606, said Register's Office.



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

BOOK 11049 PAGE 122

RECEIVED OF _____

FOR _____

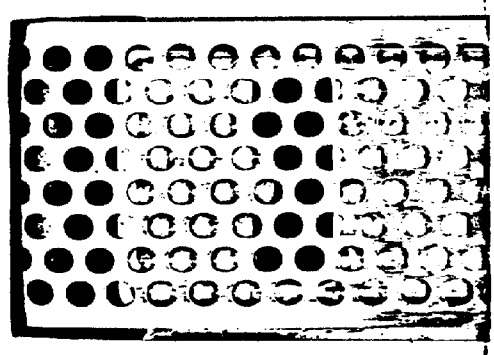
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 6850000.00
CON TX 25345.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 25364.00
CHECK 25364.00

08/04/98 01 09:23 0001 1899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0470271
IDENTIF. # REFERENCE

98 AUG -4 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1327498