This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
UPFRONT STUDIOS
Terry A. Thompson and Kevin B. Williams
1807 8th Avenue South
Nashville, Tennessee 37203

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-10
PARCEL 45
16W-0500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jeffrey L. Hale and wife, Mary Lou Hale hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto UPFRONT STUDIOS, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 50 feet of Lot No. 3, on Waverly Land Company's Plan of Lots, called "Waverly Place", of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 3 fronts 50 feet on the westerly side of 8th Avenue south, as widened and runs back 161 feet, more or less, on the northerly line and 166.14 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Jeffrey L. Hale and wife, Mary Lou Hale, by deed from Joe Grubbs, Jr., and wife, Nancy C. Grubbs of record in Book 8541, Page 313, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1998 have been assumed by Grantees

This is improved property known as 1807 8th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said UPFRONT STUDIOS, a Tennessee general partnership, its successors and assigns, forever; and we, Jeffrey L. Hale and wife, Mary Lou Hale do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of October, 1998.

Jeffrey L. Hale

Mary Lou Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Hale and wife, Mary Lou Hale the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 227,500.00.

AFFIANT

Subscribed and sworn to before me this 21st day of October, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05036 74
IDENTIFICATION REFERENCE

98 OCT 26 PM 12:51
REGISTER
DAVIDSON COUNTY, TN.

7570 10/26 0101 03CHECK

852.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11169 PAGE 424

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 227500.00
				CON TX 841.75
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 852.75
				CHECK 852.75
10/26/98	01			12:51 0001 7570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 OCT 26 P1 12:51

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0503674
IDENTIF. & REFERENCE

No. 1362755