ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Fortress Properties, LLC	Same	Map 118-7
2810 Azalea Place		Parcel 142.00
Nashville, TN 37204		

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

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 and sufficiency of which are hereby acknowledged, **CHAPEL FILM SERVICE, INC.**, Tennessee corporation (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **FORTRESS PROPERTIES, LLC**, a Tennessee limited liability company (herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the easterly side of Azalea Place and runs back between lines, 147.3 feet on the northerly line and 136.4 feet on the southerly line, to a dead line in the rear on which it measures 90 feet thereon.

Being the same property conveyed to Chapel Film Service, Inc. by deed from Blanche L. Farler, a widow, of record in Book 4700, page 541, Register's Office, Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. Plan of record in Plat Book 1130, page 36, Register's Office, Davidson County, Tennessee; and

2. 1999 Davidson County taxes which have been prorated between the parties and assumed by the Grantee.

This is improved property commonly known as 2810 Azalea Place, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR 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 GRANTOR does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S successors and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 13 day of May, 1999.

Notary Public

My commission expires:_____

WITNESS our hands this 13th day of May, 1999.

Chapel Film Service, Inc.

By: _____
ROBERT E. FURNISS

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERT E. FURNISS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of **Chapel Film Service, Inc.**, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of May, 1999.

Notary Public

My Commission Expires: March 24, 2001

0587525

99 MAY 17 AM 10:25

05-962 458.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11480 PG. 547

0587525

INSTRUMENT NUMBER

99 MAY 17 AM 10:25

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAPT	
	175000.00
CO TX	647.50
PRFEE	1.00
UNFEE	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

05/17/99 01 10:29 3001 6627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461255