WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, TUKE YOPP & SWEENEY,
SUITE 1100, NATIONSBANK PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

BOOK 11603 PAGE 732

GRANTOR: SILVER CREEK SOUND, INC.

GRANTEE: KIVA STUDIOS OF NASHVILLE, LLC

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel-No.**
1200 17th Avenue South Music Square Nashville, Tennessee 37212	518 East Iris Dr. Nashville, TN 37204	118- 7- 201 & 202

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND DOLLARS ($400,000.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **SILVER CREEK SOUND, INC.**, a Tennessee corporation, the **GRANTOR**, herein, does hereby bargain, sell, and convey to **KIVA STUDIOS OF NASHVILLE, LLC** a Tennessee limited liability company, **GRANTEE**, herein, its successors, and assigns, the following described real property situated in Davidson County, Tennessee, being more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as: 516 and 518 East Iris Drive, Nashville, Tennessee 37204.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Thousand Dollars ($400,000.00)

Affiant: _____

Sworn to and subscribed before me, this 3rd day of Aug. 1999.

_____
Notary Public

My Commission Expires: 3/24/2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3 day of August, 1999.

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GRANTOR

SILVER CREEK SOUND, INC.

By: _____
Marvin R. Allen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, TRACE BLANKENSHIP, a Notary Public of said County and State, personally appeared , Marvin R. Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Silver Creek Sound, 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 seal, at Office in Nashville, this day of August, 1999.

_____
Notary Public

My Commission Expires: 3/24/2001

TRACE BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

435 00/03 0101 03CHECK 1499.00

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot 7 and Lot 8, Block H, on the Plan of Berry Hill Gardens, as shown on plat of record in Plat Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed to Silver Creek Sound, Inc. by deed of record in Book 10310, page 619 as to Lot 7 and by deed of record in Book 10688, page 138, as to Lot 8, all in the Register's Office for Davidson County, Tennessee, and using the same descriptions as contained in said deeds, there being no new survey.

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EXHIBIT B

Encumbrances

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1. Ad Valorem real Property Taxes for 1999, and subsequent years, a lien not yet due and payable and assumed by the Buyer herein;

2. Restrictions contained in Book 7369, page 872, Register's Office for Davidson County, Tennessee;

3. Easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4611, page 104, said Register's Office;

4. All matters shown on plat of record in Book 1130, page 36, said Register's Office.

06199950

IDENTIFICATION REFERENCE

99 AUG -3 PM 3:12

REGISTER
DAVIDSON CO., TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06019950

IDENTIFICATION REFERENCE

99 AUG -3 PM 3:12

CAMT	400000.00
CON TX	1480.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1499.00
CHECK	1499.00

08/03/99 01 15:20 0001 1435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499649