Box 21

This Instrument Prepared By: (JAG)[Box 23-NS]
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
511 Union Street - Suite 1700
Nashville, TN 37219

BOOK 11684 PAGE 602

ADDRESS NEW OWNER:
Steven W. Roads
Full Scale Productions, Inc.
15 Music Square West
Nashville, Tennessee 37203

SEND TAX BILLS TO:
Same

MAP-PARCEL
Map 92-16
Parcel 388

99 OCT -1 PM 2:20

06411780

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,650,000.00.

AFFIANT

Sworn to and subscribed before me this the 1st day of October, 1999.

NOTARY PUBLIC

My Commission Expires: 1-24-2001

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FAMJADC REALTY PARTNERSHIP, a Tennessee general partnership**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **STEVEN W. ROADS, married,** his heirs and assigns, a one-third undivided interest, and **FULL SCALE PRODUCTIONS, INC., a corporation chartered in the State of Washington**, its successors and assigns, a two-thirds undivided interest, said interests to be held as tenants in common, herein collectively referred to as "GRANTEE", in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B".

This is improved property known as 15 Music Square West, Nashville, Tennessee 37203.

N NS 286442 v2
824402-0001 9/29/99

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 GRANTOR does covenant with 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 free from all encumbrances made or suffered by Grantor, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, 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 claiming by, through or under the Grantor, but not further or otherwise. 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.

WITNESS its hand this the 1st day of October, 1999.

FAMJADC REALTY PARTNERSHIP,
a Tennessee general partnership

BY: _____
John McBee, Managing Partner

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **John McBee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Partner of **FAMJADC REALTY PARTNERSHIP**, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Managing Partner.

Witness my hand and seal at office on this 1st day of October, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-2001

N NS 286442 v2
824402-0001 9/29/99

EXHIBIT "A"

Legal Description

Land lying in Davidson County, Tennessee, being Lot No. 74, 75, 76, on the Plan of O.B. Hayes Small Lots, as shown on plat of record in Plan Book 1, page 69, in the Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to FAMJADC Realty, a Tennessee partnership, by Deeds from S. B. Liquidating, Inc. (formerly Show Biz, Inc.), of Record in Book 5892, page 42, Book 5892, page 44, and Book 5892, page 46, Register's Office for Davidson County, Tennessee.

Together with appurtenant easement contained in Agreement Granting Easement, of record in Book 5946, page 322, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for the year 1999 and subsequent years (Tax Parcel No. 92-16/388).

2. All matters as shown on the Plat of record in Book 1, page 69, Chancery Court for Davidson County, Tennessee.

3. Easement Agreement as recorded in Book 5946, page 327, Register's Office for Davidson County, Tennessee.

4. Easement for tree maintenance as shown on Metropolitan Government of Nashville and Davidson County Engineer's Map, and as retained in Metropolitan Council Bill No. 77-577.

5. All matters as shown on the survey made by Gregory E. Daniels, Tennessee License No. 1489, d/b/a Daniels & Associates, 2805 Foster Avenue, Suite 203, Nashville, Tennessee 37210, dated October 30, 1998, revised July 16, 1999, last revised September 27, 1999.

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

0641780

BOOK/PAGE # REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11684 PAGE 606

CAMT	1650000.00
CON TX	6105.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	6124.00
CHECK	6124.00

10/01/99 01 14:23 0001 476B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522665