Box 62

This instrument prepared by:
SHERRARD & ROE, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219-3304

BOOK 11686 PAGE 821

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
GET*digitalmedia*, LLC c/o One Gaylord Drive Nashville, TN 37214	Same	93-6-2 Parcel 101

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Nashville Rhythm Realty, L.P., a limited partnership (hereinafter referred to as the "Grantor"), does hereby, transfer and convey to GET*digitalmedia*, LLC, a Delaware limited liability company (hereinafter referred to as the "Grantee"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

SEE EXHIBIT A FOR DESCRIPTION

This is improved property known as 105 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has good right to convey it and that the same is unencumbered, except for the matters listed on Exhibit B attached hereto (the "Permitted Exceptions").

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, it's successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed, on this the 29th day of September, 1999.

GRANTOR:

NASHVILLE RHYTHM REALTY, L.P.

By: NRK, INC., general partner

By: _____
Title: Secretary

0642262
REFERENCE
99 OCT -4 AM 10:24
REGISTER
DAVIDSON COUNTY, TN.
10/04 0101 03CHECK $27.00
8159-00

191334.02 50055-0052 9/29/1999 3:25 pm

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kerissa S. Hollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be secretary of NRK, INC., the general partner of Nashville Rhythm Realty, L.P., the within named bargainor, a limited partnership, and that she/he as such secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partner by herself/himself as secretary.

Witness my hand and seal this 29th day of September, 1999.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 14, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $2,200,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 30th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 1/26/02

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and composed of parts of Lot Nos. 1 and 4 on the Plan of the "Upper Ferry" property as found in Book "R", pages 420 and 421, Davidson County Register's Office, and being more particularly described as follows, according to that survey by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, file number 98073 and dated May 20, 1998:

Being bounded on the North by the south right-of-way of Broadway, on the East by the NationsBank/Central South, Trustee property, as of record in Deed Book 8187, page 11, on the South by the north right-of-way of Alley Number 13, and on the West by the east right-of-way of Alley Number 12, and being more particularly described as follows:

Beginning at a building corner at the intersection of the East right-of-way of Alley Number 12 and the South right-of-way of Broadway;

1. Thence with the South right-of-way of Broadway and the face of the building North 62° 14' 00" East, 50.67 feet to a building corner common with NationsBank/Central South;

2. Thence with NationsBank/Central South and the face of the building South 27° 22' 39" East, 150.64 feet to a building corner in the North right-of-way of Alley Number 13;

3. Thence with the North right-of-way of Alley Number 13 and the face of the building South 62° 38' 00" West, 50.61 feet to a building corner at the intersection of the North right-of-way of Alley Number 13 and the East right-of-way of Alley Number 12;

4. Thence with the East right-of-way of Alley Number 12 and the face of the building North 27° 24' 00" West, 150.29 feet to the point of beginning, containing 7619.558 square feet or 0.175 acres.

Being the same property conveyed to Nashville Rhythm Realty, L.P., a Tennessee limited partnership, by deed of record in Book 10957, page 411, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
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EXHIBIT B

Permitted Encumbrances

1. Real property taxes for 1999.

2. The Plan of Upper Ferry property of record in Book "R", pages 420 and 421, Register's Office for said Davidson County.

3. 126 lineal feet of 4" cast iron sewer service line in the basement of the Property, as described in instrument of record in Book 4940, page 747, Register's Office for said County.

4. Party wall(s) situated partly on the property and partly on adjoining properties.

5. All matters shown on the survey dated September 16, 1999, prepared by Volunteer Surveying.

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

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0642262

REFERENCE

99 OCT -4 AM 10:24

REGISTER
DAVIDSON COUNTY, TN.

CAMT	2200000.00
CON TX	8140.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	8159.00
CHECK	8159.00

10/04/99 01 10:27 0001 5273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523164