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GENERAL WARRANTY DEED

FROM:	WINDSWEPT PACIFIC ENTERTAINMENT CO., Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1800 SunTrust Center Nashville, Tennessee 37219
TO:	WINDSWEPT HOLDINGS, LLC, Grantee	

Instr:200002090013471 Page: 1 OF 3
REC'D FOR REC 02/09/2000 4:00:30PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $740.00

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
9320 Wilshire Boulevard Suite 200 Beverly Hills, CA 90212	(new owner)	92-16-A-9CO

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thousand and No/100 Dollars ($200,00.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of February, 2000.

MICHELLE LEE
Commission # 1105188
Notary Public — California
Los Angeles County
My Comm. Expires Aug 26, 2000

Notary Public

My Commission Expires: 8/26/00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, WINDSWEPT PACIFIC ENTERTAINMENT CO. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto WINDSWEPT HOLDINGS, LLC (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 33 Music Square West, Unit 104B, Nashville, Tennessee 37203.

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.

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.

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 except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 8th day of February, 2000.

WINDSWEPT PACIFIC ENTERTAINMENT CO.

By: _____

Title: President

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Before me, Michelle Lee, a Notary Public of said County and State, personally appeared Evan Medow, 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 WINDSWEPT PACIFIC ENTERTAINMENT CO., 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, this 8th day of February 2000.

_____
Notary Public

My Commission Expires: 8/24/00

MICHELLE LEE
Commission # 1105188
Notary Public — California
Los Angeles County
My Comm. Expires Aug 24, 2000

EXHIBIT A

Property Description

Land and improvements in Davidson County, Tennessee, being Unit No. 104-B, as shown on Exhibit A1 to the Master Deed for Georgetown Place Office Condominiums of record in Book 6241, page 303, as revised by a First Amendment thereto of record in Book 6431, page 85, said Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of record in Book 6050, page 30, which plan voided, vacated, and superceded the recording of Lots Number 84 through 88, inclusive, of the O. B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, Register's Office for said County.

Being the same property conveyed to Windswept Pacific Entertainment Co. by deed from Paul Thomas Stevenson and wife, Pamela Ann Stevenson, and William John Beuerlein, Jr., of record in Book 10259, page 996, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Taxes for the current year constitute a lien, but are not yet due and payable.

2. Horizontal Property Regime of Georgetown Place, Section One Condominium, of record in Book 6241, page 303, and amended in Book 6431, page 85, said Register's Office.