STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 09/21/01 11:06 2pgs
Fees:13.00 Taxes:1021.20
20010921-0102448

The actual consideration or value, whichever is greater, for this transfer is $ 276,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2001.

Notary Public
My commission expires: My Commission Expires JAN. 29, 2005

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Richard C. Giles and Patricia L. Giles 1007 Deep Woods Trail Brentwood, TN 37027	Same	92-16/220

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRIO ENTERTAINMENT, INC., a Tennessee corporation ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto RICHARD C. GILES and PATRICIA L. GILES, as to each a 50% undivided interest as tenants in common without the right of survivorship (collectively, "GRANTEES"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described hereinafter, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). The real estate is described as follows:

BEING part of Lot No. 143 in Boyd's Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 143 begins in the northerly margin of Division Street, formerly McTyeire Street, at a point 64.7 feet westwardly from the southeast corner of said Lot No. 143; thence running with the north margin of said Division Street westwardly 44 feet to a point; thence northerly 133 feet 8 inches more or less, to the line of a fence in the rear of said lot; thence eastwardly with said fence line 41 feet to a point; thence southwardly and on a fence line 133 feet 8 inches, more or less, to the point of beginning on Division Street.

BEING the same property conveyed to Trio Entertainment, Inc., a Tennessee corporation, by deed of record in Book 7276, page 301, Register's Office for Davidson County, Tennessee.

This is improved property located at 1808 Division Street, Nashville, Tennessee 37203.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, limitations, restrictions, and encumbrances:

1. Taxes for the current year which have been prorated and will be paid by GRANTEES;

2. All matters shown on the plat of record in Book 21, page 39, Register's Office for Davidson County, Tennessee;

3. Easement for ingress and egress, of record in Book 554, page 77, said Register's Office; and

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever.

GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons whomsoever except as set forth above.

WITNESS its hand this 14TH day of September, 2001.

TRIO ENTERTAINMENT, INC.

By: Henry M. Williams III

Title: Corp. Sec.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the said County and State, personally appeared Henry M. Williams III, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary of TRIO ENTERTAINMENT, INC., the within-named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and seal in Nashville, Tennessee, this the 14TH day of September, 2001.

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2005

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