Davidson County DEEDWARR
Recvd: 05/20/02 12:07 4pgs
Fees:23.00 Taxes:5550.00
20020520-0061316

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Nashcom Productions, Inc. 977 Centerville Turnpike Virginia Beach, VA 23463	Same.	Map: 60-4 Parcel: 22

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,500,000.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2002.

Notary Public

My Comm. Expires: April 20, 2003

PAIGE T. BOSTON NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, QWEST DIGITAL MEDIA, LLC, a Delaware limited liability company, formerly known as SLINGSHOT NETWORKS, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto NASHCOM PRODUCTIONS, INC., a Delaware corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated by reference herein.

This is improved property known as 3201 Dickerson Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said real property together with all buildings, other improvements, appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR other than claims arising out of the

matters set forth on Exhibit B attached hereto and incorporated herein by reference, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 17th day of May, 2002.

QWEST DIGITAL MEDIA, LLC,
a Delaware limited liability company

BY: _____
John M. Couzens

TITLE: President and Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOHN M. COUZENS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President and Chief Executive Officer of QWEST DIGITAL MEDIA, LLC, the within named bargainor, a limited liability company, and that he, as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President and Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of May, 2002.

_____
NOTARY PUBLIC

My Commission Expires: April 20, 2003

PAIGE T. BOSTON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

EXHIBIT A

Legal Description

Beginning at an iron pipe in the east right-of-way line of Dickerson Pike, said point also being a southwest corner of the property more particularly described as follows:

Thence with the east right-of-way line of Dickerson Pike North 05 degrees 14 minutes 28 seconds East, a distance of 655.11 feet to an iron pipe; thence South 16 degrees 14 minutes 03 seconds East, a distance of 42.82 feet to an iron pin; thence South 84 degrees 53 minutes 56 seconds East, a distance of 234.98 feet to an iron pin; thence North 05 degrees 04 minutes 18 seconds East, a distance of 184.63 feet to an iron pipe; thence South 85 degrees 58 minutes 44 seconds East, a distance of 678.20 feet to an iron pin; thence South 09 degrees 38 minutes 26 seconds West, a distance of 566.41 feet to an iron pipe; thence South 13 degrees 25 minutes 30 seconds West, a distance of 301.68 feet to an iron pipe in the north right-of-way line of Maplewood Lane; thence with said right-of-way line North 83 degrees 06 minutes 14 seconds West, a distance of 817.71 feet to an iron pipe said point being the beginning of a curve to the right; thence with the arc of a curve to the right with a radius of 25.00 feet and a chord bearing and distance of North 39 degrees 15 minutes 46 seconds West, 34.79 feet to an arc distance of 38.48 feet to the point of beginning and containing 16.18 acres or 704,799 square feet.

Being further described according to survey of Crawford Land Surveyors, P.C. dated May 16, 2002 as follows:

Being a parcel of land lying in the First Civil District of Nashville, Davidson County, Tennessee. Being Lot 1 on the plan of Sam's Wholesale Club of record in Plat Book 6250, page 569, R.O.D.C. Said lot being located in the Northeast quadrant of the intersection of Dickerson Pike and Maplewood Trace and being more particularly described as follows:

Beginning at a pipe in the easterly margin of Dickerson Pike a/k/a/ U.S. Highway 41. Said point being a southerly point of Lot 2 on the plan of Sam's Wholesale Club of record in Plat Book 6250, page 569, R.O.D.C. being approximately 704 feet North of the intersection of Dickerson Pike and Maplewood Trace.

Thence, leaving said margin along the southerly line of said Lot 2, South 12°29'30" East, 42.57 feet to an iron pin;

Thence, with said Lot 2 the next two calls:

South 81°47'52" East, 235.06 feet to an iron pin;

Thence, North 08°09'53" East, 184.00 feet to an iron pin in the southerly line of The RK Company of record in Deed Book 10381, page 379, R.O.D.C.;

Thence, along or near the line of said RK Company the following two calls:

South 83°10'28" East, 678.07 feet to an iron pin;

Thence, South 12°35'05" West, 566.68 feet to a pipe at the northerly corner of Carmike Cinemas, Inc. of record in Deed Book 6687, page 713, R.O.D.C.;

Thence, along or near the line of said Carmike Cinemas, Inc., South 16°22'35" West, 301.62 feet to a pipe in the northerly margin of Maplewood Trace;

Thence, with said margin, North 80°16'17" West, 817.71 feet to an iron pin;

Thence, with a curve a curve concave to the northeast with a central angle of 88°28'01" a radius of 25.00 feet a tangent of 24.34 feet an arc length of 38.60 feet with a chord bearing of North 36°02'16" West for a chord distance of 34.88 feet to an iron pin in the easterly margin of Dickerson Pike;

Thence, with said margin, North 08°12'34" East, a distance of 656.33 feet to the Point of Beginning and containing 704,870 square feet or 16.18 acres, more or less.

Being part of the same property conveyed to Slingshot Networks, LLC by Quitclaim Deed from Anschutz Digital Media, Inc. of record in Book 11717, page 543, Register's Office of Davidson County, Tennessee; Slingshot Networks, LLC having subsequently changed its name to Qwest Digital Media, LLC, a copy of such name change being of record as Document No. _____, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year of 2002, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, page 569, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction of record in Book 6680, page 904, Register's Office for Davidson County, Tennessee.

3. Utility Anchor Easement of record in Book 10103, page 599, Register's Office for Davidson County, Tennessee, as shown on survey of Crawford Land Surveyors, P.C. dated 5/16/02, as revised 5/17/02.

4. Storm Water Detention Agreement of record in Book 6549, page 793, Register's Office for Davidson County, Tennessee, as shown on survey of Crawford Land Surveyors, P.C. dated 5/16/02, as revised 5/17/02.

5. Memorandum of Tower Attachment Lease Agreement of record in Book 11605, page 469, Register's Office for Davidson County, Tennessee, as shown on survey of Crawford Land Surveyors, P.C. dated 5/16/02, as revised 5/17/02.

6. Driveway Easement & Ingress & Egress Easement of record in Book 6690, page 494, Register's Office for Davidson County, Tennessee, as shown on survey of Crawford Land Surveyors, P.C. dated 5/16/02, as revised 5/17/02.

7. Permanent sanitary sewers and/or storm drainage easement of record in Book 5713, page 763, Register's Office for Davidson County, Tennessee, as shown on survey of Crawford Land Surveyors, P.C. dated 5/16/02, as revised 5/17/02.

8. Other matters shown on the survey of Crawford Land Surveyors, P.C. dated 5-16-02, as revised 5/17/02.

9. Rights of Parties in possession under unrecorded leases and license agreements, as tenants or licensees only.

10. Easement for the flow of creek which crosses the easterly portion of the subject property, as shown on survey of Crawford Land Surveyors, P.C. dated 5/16/02, as revised 5/17/02.