Bk 49
52593

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman & Caldwell, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 06/14/02 14:28 4pgs
Fees:23.00 Taxes:11100.00
20020614-0072681

ADDRESS NEW OWNER
MJM Real Estate Investments, LLC
105 Broadway
Nashville, Tennessee 37201

SEND TAX BILLS TO:
Same

MAP PARCEL
Map 93-6-2
Parcel 101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this the 14th day of June, 2002.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/04

NOV 27 2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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 **Gaylord Digital, LLC**, successor by name change to GET digitalmedia, LLC, a Delaware limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **MJM Real Estate Investments, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

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

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 105 Broadway, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the Property, 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 the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property 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 14th day of June, 2002.

GRANTOR:

Gaylord Digital, LLC, a Delaware limited limited liability company

By: _____
David C. Kloeppel

Title: Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David C. Kloeppel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be Chief Manager of **Gaylord Digital, LLC**, the within named bargainor, a Delaware limited liability company, and that he as such Chief Manager, 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 Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 14th day of June, 2002.

_____
Notary Public

My Commission Expires:

11/26/05

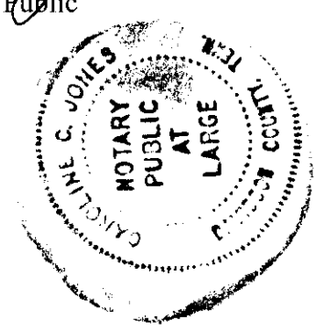


EXHIBIT "A"

Being land in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee. Being a portion of Lot 1 as shown on the Upper Ferry Plan as of record in Book "R", Page 421, R.O.D.C., and being the east half of the north half of Basin Alley (Alley No. 12), located on the southerly margin of Broadway between First and Second Avenue South, and being more particularly described as follows:

COMMENCING, at the intersection of the westerly right-of-way First Avenue South and the southerly right-of-way of Broadway;

THENCE, with the southerly right-of-way of Broadway S 62° 50' 19" W, 50.60 feet to the true point of the herein described land.

THENCE, leaving said southerly right-of-way with the westerly line of Sovran Bank/Central South, Trustee as of record in Book 8187, Page 11, R.O.D.C. and being the easterly line of the herein described land S 26° 45' 00" E, 150.62 feet to the southeasterly corner of the herein described land and being in the northerly line of New Cross Alley # 13;

THENCE, with the northerly line of said New Cross Alley # 13, S 63° 14' 41" W, 58.10 feet to the center of Basin Alley # 12, said Alley being closed by Metropolitan Council Bill No. BL2000-252;

THENCE, with the center line of Basin Alley # 12, N 26° 49' 38" W, 150.22 feet to a point on the southerly right-of-way of Broadway;

THENCE, with the southerly right-of-way of Broadway N 62° 50' 19" E, 58.31 feet to the true point of beginning.

Containing 8,756 square feet or 0.20 acres, more or less, as shown by survey prepared by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, Barge Waggoner Sumner & Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37201, bearing File No. 25077-39.

Being the same property conveyed to GET digitalmedia, LLC, a Delaware limited liability company, by deed of record in Book 11686, page 821, Register's Office for Davidson County, Tennessee, and also being part of the same property vested in GET digitalmedia, LLC pursuant to Metropolitan Council Bill No. BL2000-252 wherein alleyway was abandoned by Metro. GET digitalmedia, LLC is now known as Gaylord Digital, LLC pursuant to articles of amendment of record in Instrument No. 200001190006364, said Register's Office.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government of Davidson County Taxes for the year 2002 and subsequent years.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County retained in Metro Council Bill No. BL2000-252.

4. Party wall rights in party wall on the easterly line of subject property.