THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 12/18/03 14:36 2pgs
Fees:13.00 Taxes:277.50
20031218-0180688

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
ON THE WATER PRODUCTIONS, LLC 4119 Cornell Rd. Agoura Hills, CA 91301	SAME	042070A005.00CO

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

ON THE WATER PRODUCTIONS, LLC

By: _____
JOHN R. SCHNEIDER, President

SUBSCRIBED AND SWORN to before me, Bahram Eftekhari - Notary Public by JOHN R. SCHNEIDER this 12 day of December, 2003.

BAHRAM EFTEKHARI
COMM. #1254633
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. March 3, 2004

_____
Notary Public

My Commission Expires: 3/3/04

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand Dollars ($75,000.00), payable in cash of Fifteen Thousand Dollars ($15,000.00) and a promissory note of Sixty Thousand Dollars ($60,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SHIRLEY CONKLIN, hereinafter "GRANTOR", have this day bargained and sold and does hereby transfer and convey unto ON THE WATER PRODUCTIONS, LLC, a California limited liability company, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase One, Heritage Square, Second Revised Plan, as of record at Book 5200, page 282, Register's Office for said County.

Said Lot No. 5 fronts 46.13 feet on the northerly margin of Heritage Square Drive, and extends back 100.0 feet on the easterly line, and 100.0 feet on the westerly line, to a line on the rear on which it measures 55.00 feet.

This conveyance is subject to (i) the Declaration of Covenants, Conditions and Restrictions contained in an instrument of record at Book 5588, page 807; (ii) an easement for water mains of record at Book 5588, page 906; and (iii) the limitations shown on the Plan of record at Book 5200, page 282, all being of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 709 Heritage Square Drive, Madison, Tennessee.

Being the same property conveyed to Shirley Conklin by deed of record in Book 7192 Page 837, R.O.D.C., as corrected by instrument of record in instrument number 20020123-0009134, R.O.D.C.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth herein and except for those matters of public record.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 12th day of December, 2003.

Shirley Conklin
SHIRLEY CONKLIN

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, Bahram Eftekhari, of said county, SHIRLEY CONKLIN, the within named bargainor, with whom I ~~am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, this 12 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

3/3/04

BAHRAM EFTEKHARI
COMM. #1254633
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. March 3, 2004