This instrument prepared by:
William E. Martin
Harwell Barr Martin & Sloan
Home Federal Building
Nashville, Tennessee 37219

QUITCLAIM DEED BOOK 5046 PAGE 693

Address New Owners as Follows:

F&B Music, Inc. and Mike &
Jerry Music, Inc.
1619 Broadway
New York, New York 10019

Map-Parcel No.

11D 02045
Map 50-4
Par. 15

FOR AND IN CONSIDERATION of $100 and other good and valuable consideration, the receipt of which is acknowledged, the undersigned Neely Enterprises, Inc. (a Tennessee corporation), by these presents does hereby quitclaim and convey unto F&B Music, Inc. and Mike & Jerry Music, Inc., New York corporations, as the continuing partners in Fort Knox Music Company, their successors and assigns, all of its right, title and interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 and the northerly one-half of Lot No. 52 on the Map of M. M. Cunniff's Due West Valley Acres, in the 11th Civil District of said County, not of record and described as follows:

Beginning at a point on the easterly margin of Dickerson Pike, the common corner of Lots 53 and 54; said point being 104.15 feet south of the south margin of Due West Valley Road; thence with the line between said Lots 53 and 54 easterly 272.7 feet to a point in the center of a driveway and bridge, in the west line of Lot 55; thence with the westerly line of Lot 55, along the easterly line of Lots 52 and 53, southerly 150 feet to a point; thence westerly 230.3 feet to the easterly margin of Dickerson Pike; thence with the margin of the same, northerly 150 feet to the beginning.

Being the same property conveyed to Fort Knox Music Company, a joint venture, by deed from Tennessee Recording and Publishing Co., Inc., a Delaware corporation, of record in Book 4559, Page 8, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3561 Dickerson Road, Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the authorized representative of the corporation has hereunto set his hand on this the 15th day of July, 1976.

NEELY ENTERPRISES, INC.

By _____
Harold G. Neely, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold G. Neely, upon oath, acknowledged himself to be President of Neely Enterprises, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as president.

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of July, 1976.

_____
Notary Public

My commission expires: 7/5/76

AFFIDAVIT

BOOK 5046 PAGE 694

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this quitclaim transfer is $100. Subscribed and sworn to before me, this the 15 day of July, 1976.

W. E. Hart
Affiant

Jonathan Harwell
Notary Public

My commission expires: 9/8/78

JONATHAN HARWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

JUL 16 2 47 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 16 76	CONV	*	100.00				
JUL 16 76 S'TAX				B*	.26		
JUL 16 76 PR'FEE				B*	.50		
JUL 16 76	W'DEED			B*	4.00	*	4.76