Prepared by: J. Rush Hicks, Jr.
1101 17th Ave. South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sound Stage Studios, Inc. (NAME)	same (NAME)	
10 Music Circle South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 93-13
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcels 335,336 & 337

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration

BOOK 6305 PAGE 414

United Republic Life Insurance Company

have this day bargained and sold, and do hereby transfer and convey unto the said

Sound Stage Studios, Inc.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(See attached description)

RUSH

I 2 6 0 5 9

IDENTIF. REFERENCE:

JUN 1 11 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me, this the 29th day of May, 1984

Affiant Robert Oaken, President
Rush Hicks, Jr.

My commission expires April 17 1988 (Affix Seal)

Notary Public

This is unimproved / improved property known as 7 Music Circle South Nashville, TN 37203
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 29th *day of* May, *19* 84 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNITED REPUBLIC LIFE INSURANCE COMPANY

BY: Michael A. Bailey, Vice President

ATTEST: Shirley J. Smith, Asst. Secretar

H. James Mumma, Treasurer

Peter P. Kappos, Vice President

UNITED REPUBLIC LIFE INSURANCE CO. CORPORATE SEAL PENNSYLVANIA

1353

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this*.....*day of* ....., *19*.....

..... *Notary Public*

Commission expires.....

PENNSYLVANIA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
DAUPHIN

Before me, ... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* H. James Mumma, Peter P. Kozyra, Michael A. Donley, Shirley Smith *with whom I am personally acquainted, and who, upon oath, acknowledged* them selfs *to be* Officers ..... *of the* United Republic Life Insurance Company ..... *the within named bargainor, a corporation, and that* they *as such* Officers ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselfs *as* officers .....

Witness my hand and seal, at office in Harrisburg, Pennsylvania .....
this 29th *day of* May, *19* 84

Lisa J. Zimmerman *Notary Public*

Commission expires .....

LISA J. ZIMMERMAN
Notary Public, Dauphin County
P.O. Box 3457, Harrisburg, PA
My commission expires December 3, 1984

WARRANTY DEED

FROM
United Republic Life Ins. Co.
TO
Sound Stage Studios, Inc.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

A tract of land in the First Civil District of Davidson County, Tennessee, being the westerly 45 feet of the easterly 50 feet of Lot 51 on the Plan of Sigler's Addition, as of record in Plat Book 1, page 4, Chancery Court at Nashville, and being more particularly described as follows:

Beginning at a concrete monument on the southerly side of Hawkins Street that is 401 feet westerly from the west margin of 14th Avenue South and proceeding as follows: South 01 deg. 56' west a distance of 205.0 feet to a concrete monument, on the north margin of a 20 foot alley; thence, North 89 deg. 30' west a distance of 45.0 feet to a concrete monument; thence North 01 deg. 56' east a distance of 205.0 feet to a concrete monument on the south side of Hawkins Street; thence, South 89 deg. 30' east a distance of 45.0 feet to the point of beginning, and containing 9,222 square feet more or less as per survey by Turner Engineering Company, dated December 11, 1968.

Being the same property conveyed to North Atlantic Investors Life Insurance Company by deed from Columbia Broadcasting System. Inc., of record in Book 4416, page 895, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the westerly half of Lot No. 51 and all of Lot No. 52 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville. Said westerly half of Lot No. 51 fronts 50 feet on the southerly margin of Hawkins Street and runs back between parallel lines 205 feet to an alley.
Said lot No. 52 fronts 100 feet on the southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to North Atlantic Investors Life Insurance Company by deed from Billy N. Sherrill, and wife, Charlene Sherrill, of record in Book 4408, page 427, Register's Office for Davidson County, Tennessee.

North Atlantic Investors Life Insurance Company having since merged into United Republic Life Insurance Company, a Pennsylvania Corporation, a certified copy of said Merger being recorded in Book ____, page ____, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6305 PAGE 417

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

175000.00- CAPT.
455.00 CSTAX
.50 PRFEE
9.00 MDEED
SUBTL 464.50-
1353A09/01/84 DPL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

126059

IDENTIF. REFERENCE

JUN 1 11 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0040748