FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6776 PAGE 872

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 86.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Broadcast Music, Inc. (NAME) | Same (NAME) | Map 93-13 |
| 10 Music Square East (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 242 |
| Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FB# 8W-02730 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 6 Music Circle, a General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Broadcast Music, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of L.H. Lanier Jr.'s Subdivision, as of record in Book 57 at page 157, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly margin of Sigler Street, now known as Music Circle North, and extends back between parallel lines 173.5 feet, more or less, to a 10-foot alley opened across the northerly end thereof by agreement of record in Book 232 at page 306, said Register's Office.

Being the same property conveyed to Grantor by deed from Richfield Enterprises, Incorporated, of record in Book 4676 at page 421, Register's Office for said County.

This conveyance is made subject to property taxes for 1986 which have been prorated and will be paid by Grantee.

The execution of this deed by Grantor is effected by the signature of Gene Hughes, Managing Partner, pursuant to "Consent to Action Without a Meeting By the Partners of 6 Music Circle" dated January 16, 1986.

This is unimproved ( ) improved (X) property, known as 6 Music Circle, North, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 31st day of January, 19 86

6 Music Circle

BY: Gene Hughes

Gene Hughes, Managing Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, John V. Adams, a Notary Public within and for the State and County aforesaid, personally appeared Gene Hughes and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Managing Partner of the 6 Music Circle the within named bargainor, a *, and that (he) as such Managing Partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the * by the said Gene Hughes as such Managing Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of January, 19 86

My commission expires 11-1-87

John V. Adams
Notary Public

*Partnership

# WARRANTY DEED

FROM

6 Music Circle

TO

Broadcast Music, Inc.

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFY REFERENCE

FEB 4 | 54 PM '86

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

7.3989

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6776 PAGE 874

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

31805[illegible]-  CAPT.
826.00  CSTAX
.50  PRFEE
6.00  MORTG
CHECK  838.50-
20B4A02/04/86  CAL  .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.3989

IDENTIF. REFERENCE

FEB 4 1 54 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No. 216696**