This instrument prepared by:
M. Lauren McGill, Esq.
Milbank, Tweed, Hadley & McCloy
1 Chase Manhattan Plaza
New York, New York 10005

Bo435

Address New Owner: CBS
Send tax bills to: Records Inc.
51 West 52nd Street
New York, N.Y. 10019

Map 93-13 Parcels 160 & 331

BOOK 7427 PAGE 724

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Four hundred sixty-nine thousand, thirty-nine and 00/100 Dollars the receipt of which is hereby acknowledged, CBS INC. (formerly known as Columbia Broadcasting System, Inc.), a corporation organized and existing under the laws of the State of New York having an office at 51 West 52nd Street, New York, New York 10019, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto CBS RECORDS INC., a corporation organized and existing under the laws of the State of Delaware, having an office at 51 West 52nd Street, New York, New York 10019 hereinafter called the "Grantee", its successors and assigns, certain tracts of land in Davidson County, Tennessee, together with all improvements, privileges and appurtenances thereto belonging, and more particularly described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 55 and the northerly 41 feet of Lot No. 56 on the Plan of Sigler's Addition, as of record in Plan Book No. 1, page 4, Chancery Court at Nashville.

Said Lot No. 55 and part of Lot No. 56 front together 127 feet on the easterly side of 16th Avenue, South, formerly Belmont Avenue, also formerly Hays Street, and extend back between parallel lines 168 feet with the southerly side of Hawkins Street to a 20-foot alley.

9463 12/16 0101 03CHECK 1325.70

Being the same property conveyed to Columbia Broadcasting System, Inc., a New York corporation, by Quitclaim Deed from Columbia Records Distribution Corp., (formerly Columbia Records, Inc.), of record in Book 4023, page 70, Register's Office for Davidson County, Tennessee ("Register's Office").

TRACT II

Land in Davidson County, Tennessee, being the northerly 119 feet of Lot No. 54 on the Plan of Sigler's Addition to Nashville, as of record in Plan Book 1, page 4, Chancery Court at Nashville, and described as follows:

Said part of Lot No. 54 fronts 117 feet on the southerly margin of Music Circle South (formerly Hawkins Street) and extends back between parallel lines 119 feet to a dead line on the rear measuring 117 feet thereon.

Being part of the same property conveyed to Columbia Broadcasting System, Inc. by deeds of record in Book 3989, page 712, and in Book 4001, page 789, Register's Office.

Subject to the following:

1. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4555, page 494, Register's Office.

2. Taxes not yet due and payable.

3. State of facts as shown on the survey dated November 23, 1987 prepared by John Kohl and Company, P.C.

TO HAVE AND TO HOLD the said tracts of land together with the improvements, privileges, appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Grantor covenants that it is lawfully seized and possessed of the said land in fee simple absolute, that it possesses a good right to convey it, and that the said land is unemcumbered, except as set forth above.

The Grantor further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of November, 1987.

CBS INC.

By Simon Volinsky
Simon Volinsky
Vice President, Facilities

Attest:
Secretary, CBS Inc.

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared, Simon Volinsky with whom I am personally acquainted and who upon oath acknowledged himself to be the Vice President, Facilities of CBS Inc, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as the said Vice President.

Witness my hand and official seal at office on this 15th day of December, 1987.

My Commission expires _____

JOSEPH E. COPELAND
Notary Public, State of New York
No. 31-4622334
Qualified in New York County
Commission Expires Feb. 28, 1990

Joseph E. Copeland
Notary Public

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $469,039.

Simon Volinsky

Sworn to before me this 15th day of December, 1987.

Joseph E. Copeland
Notary Public

JOSEPH E. COPELAND
Notary Public, State of New York
No. 31-4622334
Qualified in New York County
Commission Expires Feb. 28, 1990

9107.1

IDENTIFICATION REFERENCE

Dec 16 2 51 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7427 PAGE 728

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				469039.00
				CON TX 1313.20
				PRFEE 0.50
				WDEED 12.00
				TOTAL 1325.70
				CHECK 1325.70
12/16/87	01			14:51 0001 0463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DEC 16 2 51 PM '87

IDENTIFICATION REFERENCE No. 45660