BOOK 8574 PAGE 508

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Sony Music Entertainment Inc. P.O. Box 4450 New York, New York 10101-4450	same	92-16-401

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, William D. Killen (hereinafter referred to as "Grantor"), has bargained and sold and does hereby transfer and convey unto Sony Music Entertainment Inc., a Delaware corporation (hereinafter referred to as "Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being a tract of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee. Being Lot Nos. 60 and 61 on the plan of O.B. Hayes' small lots, as of record in Book 1, Page 69, Chancery Court at Nashville and being that portion of right-of-way, abandoned along Music Square West (formerly Seventeenth Avenue South) by Metropolitan Council Bill No. 77-577, located easterly of Music Square West and northerly of Roy Acuff Place (formerly Hawkins Street) and being more particularly described as follows:
>
> BEGINNING at a point in the easterly margin of Music Square West as established by Metropolitan Council Bill No. 77-577, said point being N 08° 45' 00" E, 150 feet more or less from the northern margin of Roy Acuff Place;
>
> THENCE, from said point of beginning following the margin of said Music Square West, N 08° 45' 00" E, 100.00 feet to a point;
>
> THENCE, leaving said margin, S 82° 36' 46" E, 156.19 feet to a point, said point being a point in the westerly margin of Alley No. 440;
>
> THENCE, with said margin, S 08° 45' 00" W, 100.00 feet to a point;
>
> THENCE, N 82° 36' 46" W, 156.19 feet to the point of beginning.

92 239

IDENTIFICATION REFERENCE
MAR 13 3 33 PM
DAVIDSON COUNTY, TN

Containing 15,615 square feet or 0.36 acre, more or less.

Being the same property conveyed to Grantor by deed from the City of Nashville, now known as the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8120, page 78, Register's Office for Davidson County, Tennessee, and that portion of Music Square West closed and abandoned by Metropolitan Council Bill No. 77-577.

Described according to a survey prepared by Wendell H. Talley (Reg. Land Surveyor No. 785) of Barge, Waggoner, Sumner and Cannon, 162 3rd Avenue North, Nashville, Tennessee (File No. 11257-01) dated March 4, 1992.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the Grantee, its heirs and successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 1992 real estate taxes which have been prorated and which Grantee agrees to assume.

AND Grantor does further covenant and bind its heirs, successors, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Carolyn Killen, spouse of the Grantor, joins in the execution of this Deed for the purpose of conveying any interest she may have in the Property by reason of her marriage to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of March, 1992.

WILLIAM D. KILLEN

CAROLYN KILLEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary Neely, a Notary Public for the state and county aforesaid, William D. Killen and Carolyn Killen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 1992.

NOTARY PUBLIC

My Commission Expires:
7/23/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Paul N. Walker
AFFIANT

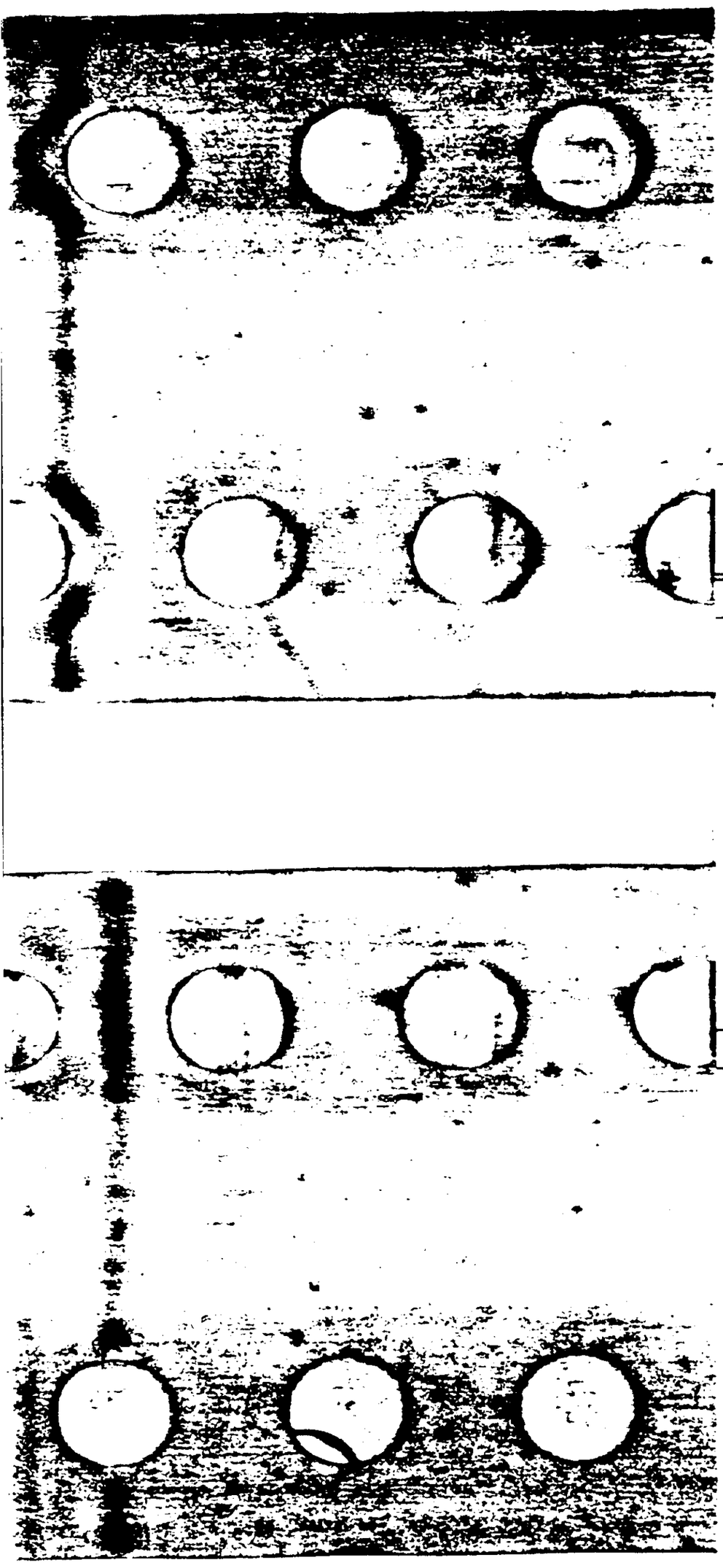
Subscribed and sworn to before me, this 13th day of March, 1992.

Rosemary H Tuley
NOTARY PUBLIC

My Commission Expires:
7/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3101 330 TECK 11194.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT
320000.00
CON TX 1184.00
PRFEE 1.00
WI FEE 9.00
TOTAL 1194.00
CHECK 1194.00
DE 13 91 01 15:35 0001 9250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92239

IDENTIFI REFERENCE

MAR 13 3 33 PM '91

DAVIDSON COUNTY, TN

No. 510683