Box 29

BOOK 8947 PAGE 554

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EMI ENTERTAINMENT WORLD, INC. 810 Seventh Avenue New York, NY 10019 ATTENTION: VICE PRESIDENT FOR FINANCE	SAME	(THREE TRACTS) Map-Par. 093-13-551 Map-Par. 093-13-143 Map-Par. 093-13-142

WARRANTY DEED

For and in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($750,000.00), the undersigned

ROBERT J. BECKHAM, GRANTOR,

has bargained and sold, and by these presents does transfer and convey unto the said EMI ENTERTAINMENT WORLD, INC., the GRANTEE herein, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE "EXHIBIT A", attached hereto, for a complete legal description of the real property hereby conveyed.

This is improved property, known as 35 Music Square East, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And the GRANTOR does covenant with the said GRANTEE that he is 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 the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons, whomsoever.

The undersigned Shirley Jo Beckham, the wife of the GRANTOR, executes this instrument for the sole purpose of conveying to the GRANTEE all rights she may have in the subject real property, if any, by virtue of her marriage to the GRANTOR.

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 13th day of May, 1993.

GRANTOR:

ROBERT J. BECKHAM

SHIRLEY JO BECKHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named ROBERT J. BECKHAM AND SHIRLEY JO BECKHAM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge(s) that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of May, 1993.

Linda Cantrell
Notary Public

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 750,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this
13th day of May, 1993.

Notary Public

My Commission Expires: 11/27/93

THIS INSTRUMENT PREPARED BY:

CHAFFIN AND BURNSED
1005 18th Avenue South
Nashville, Tennessee 37212

PLEASE RECORD AND RETURN TO:

Jeffrey B. Stone
SHACK & SIGEL, P.C.
360 Madison Avenue
New York, New York 10017

19294

IDENTIFICATION REFERENCE

MAY 13 11 20 AM '93

DAVIDSON COUNTY, TN

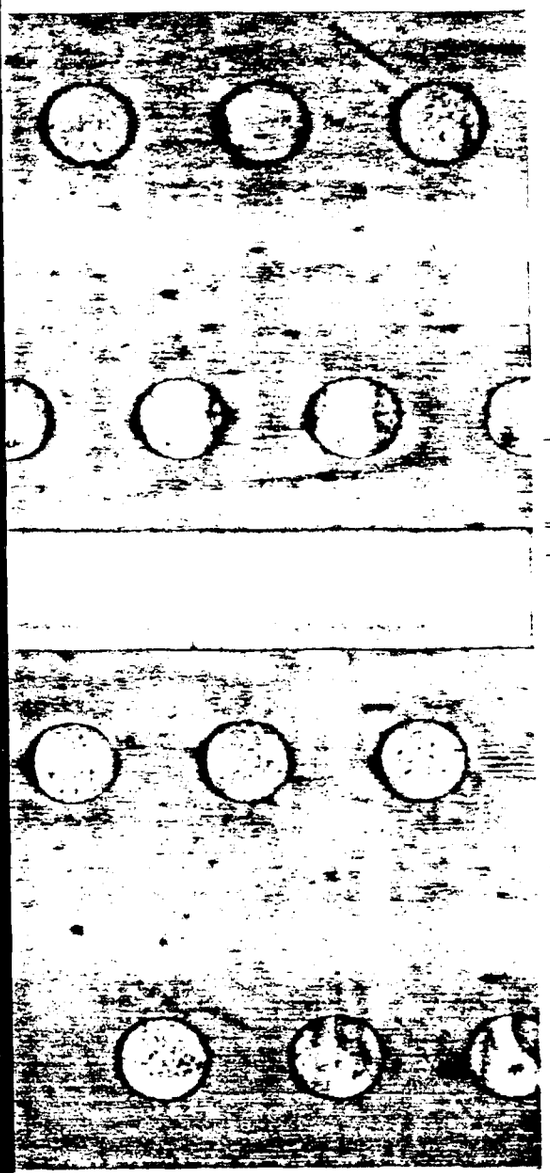
EXHIBIT A

Being Lot Numbers 17 and 18 on the Plan of O. B. Hayes First Plan of Small Lots as of record in Plan Book 1, Page 69, Register's Office for Davidson County, Tennessee and as more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated March 17, 1993, as follows:

Beginning at an iron rod (old) in the westerly margin of Music Square East being 200 feet more or less south of the intersection of Roy Acuff Place; thence, with said margin of Music Square East, South 08 degrees 52 minutes 06 seconds West, 100.49 feet to an iron rod (new); thence, leaving said margin, with the common line of Lot Number 19 on said plan and of this described lot, North 82 degrees 39 minutes 01 seconds West, 149.99 feet to an iron rod (new) in the easterly margin of Alley No. 440; thence, with said margin, North 08 degrees 51 minutes 07 seconds East, 100.33 feet to an iron rod (new); thence, leaving said margin with the common line of Lot Number 16 on said plan and of this described lot, South 82 degrees 42 minutes 43 seconds East, 150.02 feet to the point of beginning containing 15,056.5 square feet or 0.35 acres more or less.

Being the same property conveyed to Robert J. Beckham in three (3) tracts, by the following deeds: Deed from New Keys Music, Inc., of record in Book 4985, page 324, said Register's Office; Deed from Hooker Investments, Ltd. and Arthur B. Hancock, III, of record in Book 7301, page 697, said Register's Office; Deed from Combine Music Corporation of record in Book 5054, page 96, said Register's Office; and Deed from New Keys Music, Inc., of record in Book 5822, page 187, said Register's Office.

2730 05/13 0101 03CHECK 27BB-00



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

RECEIVED OF _____

FOR _____

BOOK 8947 PAGE 557

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
				750000.00
				CON TX 2775.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2788.00
				CHECK 2788.00
05/13/93	01			11:19 0001 2730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.2.9.4.

IDENTIFI REFERENCE

MAY 13 11 20 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 650816