THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 9022 PAGE 90

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Broadcast Music, Inc. 320 West 57th Street New York, New York 10019	Same	Map: 93-13 Parcel: 239, 240,241

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, COUNTRY MUSIC FOUNDATION, INC., a Tennessee not-for-profit corporation, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto BROADCAST MUSIC, INC., a New York corporation, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof.

This is improved property know as: 1502 Music Circle North, 2 Music Circle North, 4 Music Circle North, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1993 property taxes, a lien, but not yet due and payable.

2. Easements as contained in instrument of record in Book 4220, page 723, Register's Office of Davidson County, Tennessee. Restrictions in said instrument expired on December 31, 1985.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives and successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of July, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

COUNTRY MUSIC FOUNDATION, INC.

By: _____

Its: Director

43766

93 JUL 22 PM 2:53

6979 07/22 0101 03CHECK 3158.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 9022 PAGE 91

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared William Ivey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the director of COUNTRY MUSIC FOUNDATION, INC, the within named bargainor, a Tennessee not-for-profit corporation, and that he as such director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as director.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 22nd day of July, 1993.

Laura Lincoln
Notary Public

My Commission Expires:
P 3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $850,000.00.

Michael S Fuller
Affiant

Sworn to and subscribed before me this 22nd day of July, 1993.

Laura Lincoln
Notary Public

My Commission Expires:
3-22-97

#217890

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee located in the northwesterly quadrant of the intersection of Music Circle East and Music Circle North and being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way line of Music Circle North, said iron pin being N 81° 44′ 01" W, 127 feet more or less from the center line of Music Circle East;

THENCE, leaving said right-of-way with the easterly line of property conveyed to Broadcast Music Inc. by deed of record in Book 3466, Page 359, R.O.D.C., N 08° 52′ 07" E, 173.47 feet to an iron pin in the southerly right-of-way line of Alley No. 421;

THENCE, with said right-of-way line the following calls:

S 81° 59′ 08" E, 50.00 feet to a point;
N 08° 52′ 08" E, 3.52 feet to a point;
S 81° 46′ 00" E, 38.13 feet to a point:

with a curve to the right 23.85 feet to a point in the westerly right-of-way line of Music Circle East, said curve having a central angle of 91° 05′ 00", a radius of 15.00 feet, a tangent of 15.29 feet, and a chord of S 36° 13′ 30" E, 21.41 feet;

THENCE, with a said right-of-way line S 09° 19′ 00" W, 149.45 feet to a point;

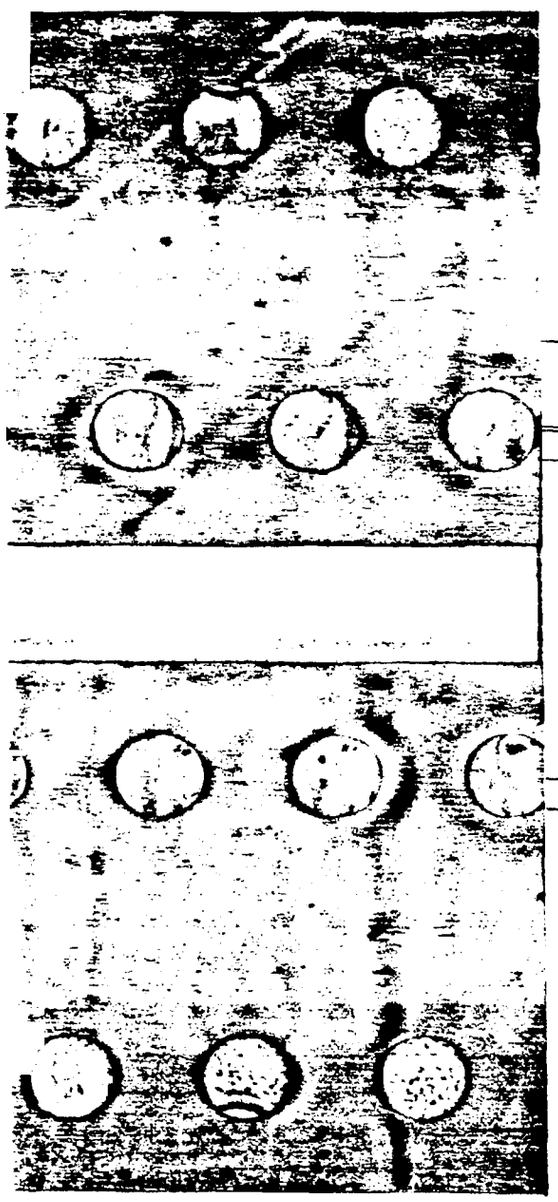
THENCE, continuing with said right-of-way line with a curve to the right 19.81 feet to a point in the northerly right-of-way line of Music Circle North, said curve having a central angle of 88° 56′ 59", a radius of 12.76 feet, a tangent of 12.53 feet, and a chord of S 53° 47′ 29" W, 17.88 feet;

THENCE, with said right-of-way line N 81° 44′ 01" W, 89.50 feet to the point of beginning.

Containing 17,938 square feet or 0.41 acres more or less.

Being the same property conveyed to Grantor by deed of record in Book 5783, page 355, Register's Office of Davidson County, Tennessee. The above legal description is derived from the Property Line Survey entitled "Country Music Foundation - 4 Music Square East" dated July 20, 1993 prepared by Mark E. Sawyer, Tennessee Registered Land Surveyor No. 1649 and bearing file no. 13560-00. Such surveyor's address is Barge, Waggoner, Sumner and Cannon, 162 Third Avenue North, Nashville, Tennessee 37201.

0217890



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9022 PAGE 93

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
850000.00
CON TX 3145.00
PRFEE 1.00
WDEED 12.00
TOTAL 3158.00
CHECK 3158.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6879

43765
IDENTIFICATION REFERENCE

93 JUL 22 PM 2:53

No. 677251