[DRF 7/27/93]

QUITCLAIM DEED

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Address New Owner(s) As Follows:	Send Tax Bills to:	Map & Parcel Nos.:
Tree Publishing Company, Inc. 1111 16th Avenue South Nashville, Tennessee 37212	same	92-16-401

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Sony Music Entertainment Inc. (hereinafter referred to as "Grantor"), does hereby quitclaim and convey all of its rights, title and interest unto Tree Publishing Company, Inc., a Tennessee corporation (hereinafter referred to as "Grantee"), its successors and assigns, a certain tract of land situated 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 if 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.

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

Being the same property conveyed to Grantor by deed from William D. Killen and Carolyn Killen of record in Book 8574, page 508, Register's Office for Davidson County, Tennessee.

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.

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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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of August, 1993.

SONY MUSIC ENTERTAINMENT INC.

By: _____
David H. Johnson
Senior Vice President and General Counsel

APPROVED AS TO FORM 7/22/93 LAW DEPT.

STATE OF NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, Vivian C. Rodriguez, a Notary Public for the state and county aforesaid, David H. Johnson, with whom I am personally acquainted, and who acknowledged that he is the Senior Vice President and General Counsel of Grantor and that Grantor has authorized that he execute the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 1993.

Vivian C. Rodriguez
NOTARY PUBLIC

My Commission Expires:

_____

VIVIAN C. RODRIGUEZ
Notary Public, State of New York
No. 4892595
Qualified in Orange County
Commission Expires July 27, 1995

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STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

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The actual consideration or value, whichever is greater, for this transfer is ~~$10.00~~

David H. Johnson
Senior Vice President and General Counsel

Subscribed and sworn to before me, this 10th day of August, 1993.

NOTARY PUBLIC

My Commission Expires:

WILMA C. RODRIGUEZ
Notary Public, State of New York
No. 4982085
Qualified In Orange County
Commission Expires July 27, 1995

Instrument Prepared by:

David R. Fritz, Esq.
Vice President and Group Counsel
Sony Electronics Inc.
1 Sony Drive
Park Ridge, New Jersey 07656
201-930-6410

Return To:
Stewart Title
214 Second Ave No.
Nashville, Tennessee

55745
IDENTIF. ↑ REFERENCE

93 AUG 25 PM 2:00

PICK-UP

2816 08/25 0101 ORDER 12.00