Box 49
95-24153
SJ

Map & Parcel No. 104-8-420

THIS INSTRUMENT PREPARED BY:

Wendy G. Glenn, Esq.
Wendy G. Glenn, a Professional Corporation
1900 Avenue of the Stars, Suite 2700
Los Angeles, California 90067-4508

BOOK 9911 PG 639

New Owner
MAIL TAX BILLS TO:

NARAS Properties, Inc.
3402 Pico Boulevard
Santa Monica, CA 90405

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that National Academy of Recording Arts & Sciences, Inc., a Delaware corporation, for and in consideration of Ten and 00/100 Dollars ($10.00), does hereby remise, release, quit claim and convey all of its right, title and interest unto NARAS Properties, Inc., a California corporation, its successors, representatives and assigns, the following described real estate located in Nashville, Davidson County, State of Tennessee, to wit:

Property description attached as Exhibit "A" and incorporated herein by this reference.

IN TESTIMONY WHEREOF, this instrument has been executed this 29th day of December, 1995.

0138814
IDENTIF. & REFERENCE

96 JAN -8 AM 10:55
FELIX Z. ...
DAVIDSON COUNTY, TN.

NATIONAL ACADEMY OF RECORDING ARTS & SCIENCES, INC.

By: _____
C. Michael Greene, President

(notary acknowledgments on following page)

3560 01/08 0101 03CHECK 12.00

NARAS\WGG-003

BOOK 9911 PG 640

STATE OF CALIFORNIA)
)SS:
COUNTY OF LOS ANGELES)

On Dec. 29, 1995, before me, Carolyn A. Knutson, a Notary Public for the State of California, personally appeared C. MICHAEL GREENE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Carolyn A. Knutson
Notary Public

My Commission Expires:

CAROLYN A. KNUTSON
COMM. # 1013884
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JAN 21, 1998

STATE OF CALIFORNIA)
)SS:
COUNTY OF LOS ANGELES)

The actual consideration for this transaction is: $10.00.

Affiant

Subscribed and sworn to before me this 29 day of December, 1995

Carolyn A. Knutson
Notary Public

My Commission Expires: 1-21-98

CAROLYN A. KNUTSON
COMM. # 1013884
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JAN 21, 1998

NARAS\WGG-003

EXHIBIT A

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision One of the Phase I and II Subdivision Plat of the Blakemore Associates P.U.D., recorded in Book 8250, page 198, in the Register's Office of Davidson County, Tennessee, also being Parcel 420 on Tax Map 104-08 and being more particularly described according to ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job No. 95-127, and dated August 25, 1995, as follows:

BEGINNING at an existing iron pin at the common southerly corner of Lots 4 and 5 of the above noted plan of Blakemore Associates being on the original South right-of-way line of Blakemore Avenue (now abandoned); said iron pin being North 84 degrees 03' 28" West, 118.22 feet from the westerly right-of-way line of 19th Avenue South as measured along the original South right-of-way line of Blakemore Avenue; thence,

1. With the original South right-of-way line of Blakemore Avenue and with the South line of herein described Lot No. 4, North 84 degrees 03' 28" West, 58.96 feet to an existing iron pin at the common southerly corner of Lots 3 and 4; thence,

2. With the common line between Lots 3 and 4, North 4 degrees 41' 58" East, 190.26 feet to an existing iron pin on the southerly right-of-way line of Alley No. 647 and being the common northerly line of Lots 3 and 4; thence,

3. With the southerly right-of-way line of Alley No. 647, South 83 degrees 46' 05" East, 58.94 feet to an existing iron pin at the common northerly corner of Lots 4 and 5; thence,

4. With the common line between Lots 4 and 5, South 4 degrees 41' 28" West, 189.96 feet to the point of beginning.

BEING a portion of the same property conveyed to Roy Conway Flowers by deed of record in Book 9329, page 454, Register's Office for Davidson County, Tennessee.

TOGETHER with non-exclusive 59' Cross Access Easement to Blakemore Avenue as shown on plat of record in Book 8250, page 198, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantor herein, by deed of record in Book 9821, page 91, Register's Office for Davidson County, Tennessee.