Box 35 JP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RMI Associates, LLC, a California limited liability corporation 360 North LaCienega Blvd. Los Angeles, CA 90048	092-16-279	Same Address as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (DAR) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RONDOR MUSIC INTERNATIONAL, INC., a California corporation (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to RMI ASSOCIATES, LLC, a California limited liability company (the "Grantee") and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the tract of land described on Exhibit A attached hereto and incorporated herein, together with, (i) all rights, easements, interests, privileges, tenements and hereditaments, now or hereafter, appurtenant to the Property, including, but not limited to, water rights, minerals rights, riparian rights, reversionary and remainder interests, drainage rights, licenses, development rights and claims at law or in equity, (ii) all buildings, structures, fixtures and other improvements located on the Property, (iii) all of Grantor's right, title and interest, whether now or hereafter acquired, in the land lying beneath the rights-of-way, roads, streets, highways, avenues and alleys adjoining the Property, (iv) all right, title and interest of Grantor in and to all sewage, water, waste water, storm water and other utility capacity, if any, reserved for or allocated to the Property (all of the foregoing, being herein collectively referred to as the "Property").

The Property is commonly known as 1904 Adelicia Street located in Nashville, Davidson County, Tennessee.

Instr:200008230083558 Page: 1 OF 3
REC'D FOR REC 08/23/2000 2:18:20PM
RECORD FEE: $14.00
T. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23rd day of August, 2000.

Notary Public

My Commission Expires: 7/26/03

0656943.02
101849-001 07/27/2000

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of August, 2000.

Rondor Music International, Inc., a California corporation:

By: William Meyerchak

Title: VP. FINANCE

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 8-17-00, before me, JACQULYNN MCCARTY personally appeared William Meyerchak, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~) or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Jacqulyn McCarty
Notary Public

My Commission Expires:

JACQULYNN MC CARTY
Commission # 1101949
Notary Public — California
os Angeles County
My Comm. Expires Sep 22, 2000

0656943.02
101849-001 07/27/2000

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1on the Consolidation Plat of Rondor Music Subdivision of record in Book 7900, page 779, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rondor Music International, Inc., by deed from Joseph H. Gilmore and wife, Margaret F. Gilmore of record in Book 6511, page 881, by deed from Charles E. Jackson, Jr., unmarried of record in Book 7860, page 21, and by the Boundary Line Agreement of record in Book 9412, page 677, Register's Office for Davidson County, Tennessee.