THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map / Parcel Number(s)
Broadcast Music, Inc. 320 West 57th Street New York, NY 10019-3790	Same	93-13-171

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. ("Grantor") has bargained and sold, and does hereby transfer and convey unto BROADCAST MUSIC, INC. ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto, including all improvements located thereon.

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

Said property is conveyed subject to existing building restrictions and/or zoning ordinance and easements of record, the matters described on Exhibit B attached hereto, and the restriction that Grantee shall not utilize, or authorize the utilization of, said property, or any part thereof, for any business identified or operated as a "Hall of Fame."

TO HAVE AND TO HOLD said real property 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 real property in fee simple, has good right to convey it, and that same is unencumbered.

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

WITNESS our hand as of the 11th day of July, 2001.

COUNTRY MUSIC FOUNDATION, INC.

By: _____
Title: Director

Davidson County DEEDWARR
Recvd: 07/11/01 11:48 5pgs
Fees:28.00 Taxes:18500.00
20010711-0073905

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Kyle Young, with whom I am personally acquainted, who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Director of COUNTRY MUSIC FOUNDATION, INC., a Tennessee not-for-profit corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 11th day of July, 2001.

Notary Public

My Commission Expires: May 26, 2002



STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $5,000,000.00.

Affiant

Sworn to and subscribed before me this 9th day of July, 2001.

Notary Public

My Commission Expires: May 26, 2002

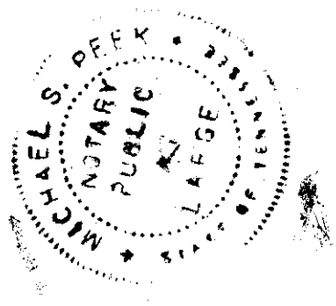


EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Division Street between Music Square East and Music Circle East, being Lot No. 1 as shown on the plan of Edgehill Estates, Section Forty-Five as of record on Book 4470, Page 18, R.O.D.C., Lot Nos. 1, 2, 3, and 4 as shown on the plan of Woodard Subdivision as of record in Book 421, Page 20, R.O.D.C. and a part of the L. H. Lanier, Jr's Subdivision plan as of record in Book 57, Page 157, R.O.D.C. and including portions of Alley Nos. 421 and 438 closed by Ordinance No. 73-492 of the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Division Street, said point being easterly 37.12 feet along said right-of-way from the easterly right-of-way of Music Square East extended;

THENCE, with said southerly right-of-way line, S 81° 46' 00" E, 509.29 feet to an iron pin;

THENCE, with a curve to the right 39.75 feet to the westerly right-of-way line of Music Circle East, said curve having a central angle of 91° 05' 00", a radius of 25.00 feet, a tangent of 25.48 feet and a chord of S 36° 13' 30" E, 35.69 feet;

THENCE, with said right-of-way line, S 09° 19' 00" W, 134.84 feet to an iron pin;

THENCE, continuing with said line with a curve to the right 23.28 feet to the northerly right-of-way line of Alley No. 421, said curve having a central angle of 88° 55' 00", a radius of 15.00 feet, a tangent of 14.72 feet and a chord of S 53° 46' 30" W, 21.01 feet;

THENCE, with said right-of-way line, N 81° 46' 00" W, 239.08 feet;

THENCE, S 07° 56' 35" W, 6.97 feet to the centerline of said alley;

THENCE, with said centerline, N 82° 03' 25" W, 95.45 feet ;

THENCE, S 08° 26' 06" W, 7.45 feet to the southwest terminus of the southerly right-of-way line of said Alley 421;

THENCE, with the northerly line of Lot No. 7 as shown on the plan of L. H. Lanier Jr.'s Subdivision plan as of record in Book 57, Page 157, R.O.D.C., N 82° 03' 25" W, 32.00 feet to a P. K. Nail;

THENCE, with the westerly line of said Lot No. 7, S 11° 38' 40" W, 33.69 feet;

THENCE, leaving said line with the northerly terminus of Alley No. 438 and the northerly line of Lot No. 3 as shown on said plan, N 82° 00' 03" W, 188.00 feet to an iron pin in the easterly right-of-way line of Music Square East;

THENCE, with said right-of-way line, N 08° 54' 54" E, 199.25 feet;

THENCE, with a curve to the left 45.33 feet to the point of beginning, said curve having a central angle of 20°19'02", a radius of 127.82 feet and a chord of N64°14'09"E, 45.09 feet;

Containing 109,709 square feet or 2.52 acres, more or less.

BEING a portion of the property conveyed to Country Music Foundation, Inc., by Deed of Record in Book 9110, page 605 and Book 10505, page 657, Register's Office for Davidson County, Tennessee. This property description is derived from the boundary survey dated July 2, 2001 by Barge, Waggoner, Sumner & Cannon, Inc. (William C. Cockrill, a Tennessee registered land surveyor, No. 1401) whose address is 211 Commerce Street, Nashville Tennessee 37201. The Survey File No. is 13560-02.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Property taxes for 2001 accruing from and after the date hereof, a lien, which are not yet due and payable.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 9167, page 177 and Book 9393, page 820, Register's Office of Davidson County, Tennessee.

3. Easements retained in Metro Ordinance No. 073-492.

4. All matters shown on Plat recorded in Book 4470, page 18, said Register's Office.

5. Restrictions as contained in Book 11625, page 252, said Register's Office.