Davidson County DEEDQC
Recvd: 09/27/01 15:31 3pgs
Fees:17.00 Taxes:0.00
20010927-0104831

583

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
United Record Pressing, LLC 453 Chestnut Street Nashville, Tennessee 37203	Same	105-030-154.00 105-030-155.00

This instrument prepared by: DAVID B. GRAY
Hix & Gray, PLC, 315 Deaderick Street, Suite 1620, Nashville, TN 37238

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **JCA Records, LLC** ("Grantor"), hereby sells and quitclaims to **United Record Pressing, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 451 Chestnut Street, Nashville, Tennessee 37203.

Executed 27th day of September, 2001.

JCA RECORDS, LLC, Grantor

By: _____

Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared J. Crispin Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be manager of JCA Records, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as manager.

WITNESS my hand and seal, this 27th day of September, 2001.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~$1.00~~.

Affiant

Subscribed and sworn to before me this ____ day of September, 2001.

Notary Public

My Commission Expires: 1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

c:\Jane\Firstar\urp\QuitclaimDeed

EXHIBIT A

Being a 1.03, more or less, acre tract of land lying in the 1st Civil District of Davidson Co. Tennessee. Said tract of land described as being a portion of the property conveyed to United Record Pressing, Inc. in book 4522, page 604 and Book 11225, page 461, Register's Office of Davidson County, Tennessee; said tract further described as being lots 10, 11, 12, 13, 14 and 15 on the map of Humphrey's Houston and Martin's Addition to South Nashville as of record in Book 36, page 117, Register's Office of Davidson County, and in plan Book 1, page 36, Chancery Court for Davidson County, Tennessee.

Beginning at a point lying at the intersection of the southerly margin of Chestnut Street and the westerly margin of Houston Street; thence leaving the said margin of Chestnut Street and running with the said westerly margin of Houston Street south 30 degrees, 22 minutes, 26 seconds east a distance of 150.00 feet to a point lying on the northerly margin of a 15 foot alley; thence leaving the said margin of Houston Street and running with the same margin of the alley south 60 degrees, 00 minutes west a distance of 300.00 feet to a point lying at the southeast corner of the Nashville Record Production, Inc. property as of record in Book 11225, page 464, Register's Office of Davidson County, Tennessee; thence leaving said alley and running with the easterly line of the said Nashville Record Production, Inc. north 30 degrees, 22 minutes, 26 seconds west a distance of 150.00 feet to a point lying on the southerly line of Chestnut Street thence running with the said margin of Chestnut Street north 60 degrees; 00 minutes, east a distance of 300.00 feet to the point of beginning, containing 1.03, more or less, acres.

This description is based on a survey for United Record Pressing, Inc., dated January 9, 1999, prepared by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee 37214.

Being a portion of the same property conveyed to JCA Records, LLC, by Warranty Deed from United Record Pressing, Inc., of record in Book 11299, page 975, Register's Office for Davidson County, Tennessee.