Davidson County DEEDWARR
Recvd: 09/03/02 15:54 6pgs
Fees:33.00 Taxes:14230.94
20020903-0106122

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

**SPECIAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| SONY/ATV Music Publishing LLC<br>8 Music Square West<br>Nashville, TN 37203 | Same | 104-04-69<br>104-04-70<br>104-04-73 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ACUFF-ROSE MUSIC PUBLISHING, LLC, a Tennessee limited liability company (formerly a Tennessee corporation known as Acuff-Rose Music Publishing, Inc., formerly known as Opryland Music Group, Inc.) (" Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SONY/ATV MUSIC PUBLISHING LLC, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 1706 and 1708 Grand Avenue, Nashville, Tennessee and 65 Music Square West, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 27 day of August, 2002.

ACUFF-ROSE MUSIC PUBLISHING, LLC

By: _____
Title: V. P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kelley M. Hughes, Carter R. Todd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of Acuff-Rose Music Publishing, LLC, a limited liability company, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, as of this 27th day of August, 2002.

Kelley M. Hughes
Notary Public

My Commission Expires:

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value (whichever is greater) for this transfer is $3,846,200.00.

Affiant

Subscribed and sworn to before me, this 3rd day of Sept, 2002.

Lisa C. Woodruff
Notary Public

My Commission Expires:
11-30-04

EXHIBIT A

**1706 and 1708 Grand Avenue**

**Parcel 104-04-69**

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lots No. 102 and 103, and the easterly 50 feet of the westerly 100 feet of the southerly 40 feet of Lot No. 104 on O.B. Hayes' Plan of Small Lots, as of record in Plan Book No. 1, Page 69, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Grand Avenue, formerly Hayes or Central Street, 50 feet easterly from the easterly margin of 18th Avenue South, formerly Lamar Street or Shields Avenue; thence with the northerly margin of Grand Avenue, easterly 50 feet; thence northerly parallel with 18th Avenue, 140 feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 50 feet; thence southerly 140 feet to the beginning.

Being the same property conveyed by deed of record in Book 10362, page 533, Register's Office for Davidson County, Tennessee.

**Parcel 104-04-70**

Land in Davidson County, being the easterly 50 feet of Lots No. 102 and 103 and the easterly 50 feet of the southerly 40 feet of Lot No. 104 on the Plan of O.B. Hayes' Small Lots of record in Plat Book 1 at page 60, Chancery Court at Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lots No. 102, 103 and 104 fronts 50 feet on the northerly side of Grand, formerly Hayes Street and runs back between parallel lines, with the westerly margin of an alley, 140 feet to a private alley.

Being the same property conveyed by deed of record in Book 10353, page 758, Register's Office for Davidson County, Tennessee.

**65 Music Square West**

**Parcel 104-04-73**

TRACT I

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the O.B. Hayes, First Plan of Small Lots, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 99 fronts 50 feet on the westerly side of 17th Avenue, South, formerly Addison Street, and extends back westerly between parallel lines, 147 feet, more or less, to an alley in the rear.

Being the same property conveyed by deed of Opryland Attractions, Inc., recorded as Instrument #20020826-0103036, Register's Office for Davidson County, Tennessee.

TRACT II

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Being part of Lots Nos. 100 and 101 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 69, Chancery Court at Nashville, also a small triangle out of Old Addison Street, now closed, described together according to survey made by Eric Drake, County Surveyor, September 13, 1963, as follows:

Said Lot or parcel of land fronts 43.92 feet on the northerly side of Grand Avenue and runs back between parallel lines, parallel with and 65 feet westerly from the westerly margin of 17th Avenue South, a distance of 100 feet to a dead line.

TRACT III

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 42 1/2 feet of Lot No. 101 and the westerly 42 1/2 feet of the south 40 feet of Lot No. 100 on the Map of O.B. Hayes' Plan of Small Lots, as of record in Book 1, Page 69, Chancery Court at Nashville, and described as follows:

Beginning at the northeast intersection of Grand Avenue and the first alley west of 17th Avenue, South, being the southwest corner of Lot No. 101; thence northerly along the east margin of said alley, 90 feet to a 10 foot private alley for the joint use of the two lots comprising the west 85 feet of Lots Nos. 100 and 101; thence easterly parallel to and 10 feet south of the line between Lots 99 and 100, 42 1/2 feet; thence at rights angles southwardly 90 feet to the north margin of Grand Avenue; thence with the same, westerly 42 1/2 feet to the beginning.

TRACT IV

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 100 and 101 on the Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, Pages 69 and 81, Chancery Court at Nashville, and part of Addison Street lying between said two lots and the westerly line of 17th Avenue, South, as now established, formerly Addison Street, described as follows:

Beginning at the northwest corner of Grand Avenue and 17th Avenue South, formerly Addison Street; thence with the northerly margin of Grand Avenue, westwardly 65 feet; thence

northwardly and parallel to 17th Avenue, South, 100 feet to the southerly line of Lot No. 100; thence with said line, eastwardly 65 feet to the westerly margin of 17th Avenue, South; thence with the same, southwardly 100 feet to the beginning.

Being the same property conveyed by deed of Gaylord Entertainment Company, recorded as Instrument #20020826-0103025, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Exceptions]

1. Taxes for 2002 and thereafter.
2. All matters shown on the Plan of record in Plan Book 1, page 69, Chancery Court, now Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Plan Book 1, page 60, Chancery Court, now Register's Office for Davidson County, Tennessee.
4. Sanitary sewer easement and exceptions to said easement of record in Book 7894, page 240, said Register's Office.