SPECIAL WARRANTY DEED

FROM: CAROL WALCOFF DIXON and husband JAMES H. DIXON, Grantors

TO: NEW YEARS CREEK PROPERTIES, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:
Robert C. Hannon, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
New Years Creek Properties, LLC Attn: Jackie Byrom Suite 105, 11 Music Circle South Nashville, TN 37203	SAME	Map 92-16 Parcel 404

Davidson County DEEDWARR
Recvd: 06/02/03 15:20 4pgs
Fees:23.00 Taxes:3237.50
20030602-0074963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Seventy Five Thousand and No/100 Dollars ($875,000.00).

Robert C Hannon
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of June, 2003.

Notary Public

My Commission Expires: 01/23/05

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Seventy Five Thousand and No/100 Dollars ($875,000.00), the receipt and sufficiency of which are hereby acknowledged, CAROL WALCOFF DIXON and husband, JAMES H. DIXON (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto NEW YEARS CREEK PROPERTIES, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 24 Music Row, Nashville, Davidson County, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantors do covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 2nd day of June, 2003.

CAROL WALCOFF DIXON

JAMES H. DIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joyce A Rushing, a Notary Public of said County and State, CAROL WALCOFF DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 2nd day of June, 2003.

Notary Public

My Commission Expires: 01/23/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joyce A Rushing, a Notary Public of said County and State, JAMES H. DIXON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Davidson County, Tennessee, this 2nd day of June, 2003.

Notary Public

My Commission Expires: 01/23/05

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot 57 on the Map of O. B. Hayes' Plan of Small Lots, as of record in Book 1, page 69, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Walcoff Dixon and husband, James H. Dixon, from Curt Hahn, Trustee, by Warranty Deed of record in Instrument No. 200001180005982, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. The plat of survey by R. Scott Cherry RLS No. 1512 with Cherry Land Surveying, Inc. dated April 24, 2003 shows the following:

   A. concrete walk encroaches on the southwest corner of lot; and

   B. canopy encroaches upon the public right of way along the south property line.

2. General or special taxes and assessments required to be paid in the year 2003 and subsequent years, a lien, not yet due and payable.

   Davidson County taxes for 2003 and subsequent years, a lien, but not yet due and payable.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by statute.

3. Matters shown on the Plan of record in Book 1, page(s) 69, Register's Office for Davidson County, Tennessee.