Address for New Owner:	Map-Parcel Number	Send Tax Bills to:
Universal Music Corp. 2220 Colorado Avenue Santa Monica, CA 90404 Attention: Sheryl Gold	092-16-279	Universal Music Corp. 2220 Colorado Avenue Santa Monica, CA 90404 Attention: Sheryl Gold

This instrument prepared by: Timothy B. Evans, Munger, Tolles & Olson LLP
355 South Grand Avenue, 35th Floor, Los Angeles, California 90071

QUITCLAIM DEED

Know all men by these presents, that Universal Studios, Inc., a Delaware corporation ("Grantor"), for and in consideration of ten dollars ($10.00), does hereby bargain, sell, remise, release, quitclaim and convey unto Universal Music Corp., a New York corporation ("Grantee"), the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee (the "Property"), to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 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 Universal Studios, Inc., a Delaware corporation, by Deed from RMI Associates, LLC, a California limited liability company, of record as Instrument No. 20010907-0097310, Register's Office of Davidson County, Tennessee.

This improved property is known as 1904 Adelicia Street located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successor and assigns forever.

Davidson County DEEDQC
Recvd: 02/04/04 14:19 2pgs
Fees:12.00 Taxes:0.00
20040204-0013761

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

CINDY TUCH MESSER
Commission # 1377825
Notary Public — California
Los Angeles County
My Comm. Expires Oct 31, 2006

The actual consideration ~~or value whichever is greater~~, for this transfer is $ 10.00

Subscribed and sworn to before me this the 30th day of January, 2004.

Affiant

Cindy Tuch Messer
Notary Public

My commission expires: 10/31/2006
(Affix seal)

CINDY TUCH ME
Commission # 137
Notary Public — Ca
Los Angeles Cou
My Comm. Expires Oct 3

IN WITNESS WHEREOF, this Quitclaim Deed is executed this 30 day of January, 2004.

UNIVERSAL STUDIOS, INC., a Delaware corporation

By: Randall
Karen Randall, Executive Vice President

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

On January 30, 2004 before me, Cindy Tuch Messer, Notary Public, personally appeared Karen Randall, personally known to me 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.

Cindy Tuch Messer

977073.1

CINDY TUCH MESSER
Commission # 1377825
Notary Public — California
Los Angeles County
My Comm. Expires Oct 31, 2006