This instrument prepared by: Peter E. Fisch, Esq.
Paul, Weiss, Rifkind, Wharton & Garrison LLP
1285 Avenue of the Americas
New York, New York 10019-6064

Davidson County DEEDQC
Recvd: 08/23/04 15:50 2pgs
Fees:12.00 Taxes:0.00
20040823-0101794

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
BESO, a Delaware general partnership	BESO, a Delaware General Partnership	MAP 93-13
550 Madison Avenue	550 Madison Avenue	PARCELS 160 & 331
New York, New York 10022	New York, New York 10022	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Sony Music Entertainment Inc. (f/k/a CBS Records Inc.) does hereby quitclaim and convey unto BESO, a Delaware general partnership, their successors and assigns, all right, title and interest in and to the following described tract of land:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 55 and the northerly 41 feet of Lot No. 56 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said Lot No. 55 and part of Lot No. 56 front together 127 feet on the easterly side of Music Square East, formerly 16th Avenue South, also formerly Hays Street, and extend back between parallel lines 168 feet with the southerly side of Music Circle South, formerly Hawkins Street to a 20-foot alley.

Being the same property conveyed to CBS Records Inc., a Delaware corporation, by deed of record in Book 7427, page 724, Register's Office, Davidson County, Tennessee. The said CBS Records Inc. having since changed its name to Sony Music Entertainment Inc.

TRACT II:

Land in Davidson County, Tennessee, being the northerly 119 feet of Lot No. 54 on the Plan of Sigler's Addition to Nashville, as of record in Plan Book 1, page 4, Chancery Court at Nashville, and described as follows:

Said part of Lot No. 54 fronts 117 feet on the southerly margin of Music Circle South (formerly Hawkins street) and extends back between parallel lines 119 feet to a dead line on the rear measuring 117 feet thereon.

Being the same property conveyed to CBS Records Inc., a Delaware corporation, by deed of record in Book 7427, page 724, Register's Office, Davidson County, Tennessee. The said CBS Records Inc. having since changed its name to Sony Music Entertainment Inc.

Subject to the following:

1. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4555, page 494, Register's Office.

2. Taxes not yet due and payable

3. State of facts as shown on the survey dated November 23, 1987 prepared by John Kohl and Company, P.C.

STATE OF New York
COUNTY OF New York

The actual consideration for this transfer is $-0-.

Subscribed and sworn to before me this the 5th day of August 2004.

CAROLYN A. CARLSEN
Notary Public, State of New York
No. 01CA6019371
Qualified in Suffolk County
Commission Expires February 8, 20 07

Affiant

Notary Public

My commission expires: _____
(Affix Seal)

Witness my hand this 05th day of August, 2004

SONY MUSIC ENTERTAINMENT INC.
A Delaware corporation

By: Steven E Kober
Name: Steven E. Kober
Its: President

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven E. Kober, 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, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at 1285 Avenue of the Americas, NY, NY 10019, this 5th day of August, 2004.

Keith D. Sheppard
Notary Public

My Commission Expires: 7/15/2006

Keith D. Sheppard
NOTARY PUBLIC, State of New York
No. 01SH6077557
Qualified in Nassau County
Commission Expires July 15, 2006

