Davidson County DEEDWARR
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Fees:23.00 Taxes:9620.00
20050818-0098547

SPECIAL WARRANTY DEED

TO: CURB QUONSET HUT, NONPROFIT LLC

FROM: SONY BMG MUSIC ENTERTAINMENT

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Curb Quonset Hut, Nonprofit LLC 48 Music Square East Nashville, TN 37203	Same	Map 93.13, Parcels 160 and 331

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,600,000.00

Affiant

Sworn to and subscribed before me, this 28th day of July, 2005.

My Commission Expires: 5/28/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN BECKY JUDD

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sony BMG Music Entertainment, a Delaware general partnership, formerly known as BeSo (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto Curb Quonset Hut, Nonprofit LLC, a Tennessee nonprofit limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 34 Music Square East, Nashville, Davidson County, Tennessee. Seller was formerly known as BeSo.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 26th day of July, 2005.

SELLER: SONY BMG MUSIC ENTERTAINMENT,
a Delaware general partnership, formerly
known as BeSo

By: _____

Title: SENIOR VICE PRESIDENT, FINANCE

STATE OF New York)
)
COUNTY OF New York)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Cummins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SVP, Finance of Sony BMG Music Entertainment, the within named bargainor, a general partnership, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by _____self as _____.

Witness my hand and seal at office in Sony BMG Music Entertainment, 550 Madison Ave. this 26th day of July, 2005.

_____
Notary Public

My Commission Expires: October 9, 2005

GABRIELLE SCHWARTZ
NOTARY PUBLIC, State of New York
No. 01SC6015089
Qualified in New York County
Commission Expires October 9, 2005
PUBLIC
STATE OF NEW YORK

EXHIBIT A

PROPERTY DESCRIPTION

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 estend back between parallel lines 168 feet with the southerly side of Music Circle South, formerly Hawkins Street to a 20-foot alley.

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 Beso, a Delaware General Partnership, by Deed of Record at Instrument No. 200408230101794, Register's Office for Davidson County, Tennessee. Sony BMG Music Entertainment, a Delaware general partnership, was formerly known as BeSo.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2005 and subsequent years.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4555, page 494.