31-B
54a

Davidson County DEEDWARR
Recvd: 09/06/06 10:09 4 pgs
Fees:23.00 Taxes:5550.00
20060906-0109882

SPECIAL WARRANTY DEED

TO:	DAVID V. MASTRAN	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	SONY/ATV MUSIC PUBLISHING, LLC	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
David V. Mastran 109 Interpromontory Road Great Falls, VA 22066	Same	Map 104-04, Parcels 69 and 70

STATE OF Tennessee)
COUNTY OF Davidson

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

The actual consideration for this transfer is $1,500,000.00

Affiant

Sworn to and subscribed before me, this 5th day of ~~August~~ September, 2006.

My Commission Expires: 3/20/10

Notary Public

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/ATV Music Publishing, LLC**, a Delaware limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **David V. Mastran** (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 1706 and 1708 Grand Avenue, Nashville, Davidson County, Tennessee.

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 31st day of August, 2006.

SELLER: SONY/ATV MUSIC PUBLISHING, LLC,
a Delaware limited liability company

By: _____
Ann C. Sweeney

Title: Sr. V.P., Business Affairs and Administration

APPROVED AS TO FORM & LAW DEPT. 8/23/06

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 Ann C. Sweeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Sr. VP of Business Affairs of Sony/ATV Music Publishing, LLC, a Delaware limited liability company, the within named bargainor, and that she as such Sr. VP of Business Affairs being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by her self as Sr. VP of Business Affairs.

Witness my hand and seal at office in New York City, New York, this 31 day of August, 2006.

_____
Notary Public

My Commission Expires: 10/3/09

ERIN DOUGHERTY
Notary Public, State of New York
No. 01DO6134539
Qualified in New York County
Commission Expires: 10/3/09

NOTARY PUBLIC STATE OF NEW YORK

362829.05 [illegible]

EXHIBIT A

PROPERTY DESCRIPTION

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 part of the same property conveyed to Sony/ATV Music Publishing, LLC, a Delaware limited liability company by deed of record at Instrument No. 20020903-0106122, 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 part of the same property conveyed to Sony/ATV Music Publishing, LLC, a Delaware limited liability company by deed of record at Instrument No. 20020903-0106122, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006, a lien, not yet due and payable.

2. Release Agreement of record as Instrument No. 20060822-0103302, Register's Office for Davidson County, Tennessee.