# SPECIAL WARRANTY DEED

This Instrument Prepared by & return to:
James L. McElroy, Esq.
Cumberland Law Group, LLPC
1222 16th Avenue South
Nashville, TN 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $ 750,000.00

Affiant

Subscribed and sworn to before me this 12th day of June, 2007

Notary exp: 1-3-11

MARISSA CUNDIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 3, 2011

| Address of new owners: | Send tax bills to: | Map & Parcel Numbers: |
|---|---|---|
| c/o Crossroads Capital Partners | c/o Crossroads Capital Partners | 105-030-154.00 |
| 525 West Monroe Street | 525 West Monroe Street | 105-030-155.00 |
| Skokie, IL 60661-3693 | Chicago, IL 60661-3693 | |
| Attn: Mark P. Michaels | Attn: Mark P. Michaels | |

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, United Record Pressing, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto United Record Pressing, LLC, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto.

Being the same property conveyed to United Record Pressing, LLC, a Tennessee limited liability company, by deed from JCA Records, LLC, a Tennessee limited partnership, of record as Instrument No. 20010927-0104831, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the Grantor covenants to defend the title to said land against all persons claiming under Grantor, and no further, except as to the following matters:

(a) Davidson County taxes for 2007, a lien but not yet due and payable; and
(b) Easement(s) of record in Book 4103, page 745, Book 5559, page 569, and Book 8463, page 305, Register's Office for Davidson County, Tennessee.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 07/18/07 12:31 3 pgs
Fees:18.00 Taxes:2775.00
20070718-0085473

In witness whereof, the Grantor has executed this deed this 26 day of June, 2007.

United Record Pressing, LLC,

a Tennessee limited liability company

By: _____

Its: President and Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Crispin Ashworth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who , upon oath, acknowledged himself to be the President and Chief Manager of United Record Pressing, LLC, a Tennessee limited liability company, the within named bargainer, a limited liability company, and that he as such President and Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such President and Chief Manager.

Witness my hand and official seal this 25 day of June, 2007

_____
Notary Public

Commission expires: 1-3-11

MARISSA CUNDIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 3, 2011

# EXHIBIT " A"

Being a 1.03, more or less, acre tract of land lying in the 1st Civil District of Davidson Co. Tennessee. Said tract of land described as being a portion of the property conveyed to United Record Pressing, Inc. in book 4522, page 604 and Book 11225, page 461, Register's Office of Davidson County, Tennessee; said tract further described as being lots 10, 11, 12, 13, 14 and 15 on the map of Humphrey's Houston and Martin's Addition to South Nashville as of record in Book 36, page 117, Register's Office of Davidson County, and in plan Book 1, page 36, Chancery Court for Davidson County, Tennessee.

Beginning at a point lying at the intersection of the southerly margin of Chestnut Street and the westerly margin of Houston Street; thence leaving the said margin of Chestnut Street and running with the said westerly margin of Houston Street south 30 degrees, 22 minutes, 26 seconds east a distance of 150.00 feet to a point lying on the northerly margin of a 15 foot alley; thence leaving the said margin of Houston Street and running with the same margin of the alley south 60 degrees, 00 minutes west a distance of 300.00 feet to a point lying at the southeast corner of the Nashville Record Production, Inc. property as of record in Book 11225, page 464, Register's Office of Davidson County, Tennessee; thence leaving said alley and running with the easterly line of the said Nashville Record Production, Inc. north 30 degrees, 22 minutes, 26 seconds west a distance of 150.00 feet to a point lying on the southerly line of Chestnut Street thence running with the said margin of Chestnut Street north 60 degrees; 00 minutes, east a distance of 300.00 feet to the point of beginning, containing 1.03, more or less, acres.

This description is based on a survey for United Record Pressing, Inc., dated January 9, 1999, prepared by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee 37214.