Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Empire Soundstage and Studios, LLC 6090 Central Avenue St. Petersburg, Florida 33707	Same	118-02-0-216
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **JAMES STROUD and WILLIAM EDWARDS** (collectively, "Grantor"), hereby sells, assigns and quitclaims to **EMPIRE SOUNDSTAGE AND STUDIOS, LLC,** a Florida limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with any and all easements and appurtenances thereunto belonging (collectively, the "Property").

This is improved property located at 2602 Westwood Drive, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 03/20/08 16:13 3 pgs
Fees:17.00 Taxes:0.00
20080320-0028448

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

THERESA L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 19th day of March, 2008.

Notary Public

My Commission Expires JAN. 3, 2011

My Commission Expires: 1/03/2011

1793352 v2
108185-030 03/12/08

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 18th day of March, 2008.

James Stroud

STATE OF Florida)
)ss.
COUNTY OF Pinellas)

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared in person the within named JAMES STROUD, who acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of March, 2008.

THOMAS CARPENTER
MY COMMISSION # DD 428751
EXPIRES: May 12, 2009
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
My Commission Expires: 5/12/09

William Edwards

STATE OF Florida)
)ss.
COUNTY OF Pinellas)

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared in person the within named WILLIAM EDWARDS, who acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of March, 2008.

THOMAS CARPENTER
MY COMMISSION # DD 428751
EXPIRES: May 12, 2009
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
My Commission Expires: 5/12/09

EXHIBIT "A"

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot Nos. 59 and 83 and the southerly 47 feet of lot Nos. 58 and 84 and also a strip of land 15 feet wide lying between said Lot Nos. 59 and 83 and the parts of said Lot Nos. 58 and 84 in George I. Waddey's Subdivision of Westwood as same appears of record in Book 332, page 99, Register's Office for Davidson County, 'Tennessee, to which plan reference is hereby made for a more particular description of said lots.

INCLUDED in the foregoing description but expressly excluded from this conveyance is the following land:

A tract of land lying in Nashville, Davidson County, Tennessee and being Lot 83 and the southerly 47 feet of Lot 84 of the George Waddey Subdivision of Westwood as of record in Plat Book 332, page 99, Register's Office of Davidson County and being bounded on the north by the parcel 239, Map 118-2 on the east by the west right-of-way line of White Avenue, on the south by Lot 82 and on the west by the east right-of-way line of a 15 foot alley and being more particularly described as follows:

Beginning at a point in the west right-of-way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right-of-way line of Inverness Avenue; thence with the west right-of-way line of White Avenue South 13 deg. 17 min. 00 sec. East 97.00 feet to a point, a common corner with Lot 82; thence with Lot 82 south 76 deg. 20 min. 00 sec. West, 165.10 feet to a point in the east right-of-way line of a 15-foot alley; thence with said alley north 13 deg. 16 min. 40 sec. West, 97.00 feet to a point, a common corner with Parcel 239; thence with Parcel 239 north 76 deg. 20 min 00 sec. East 165.10 feet to the point of beginning.

Being the same property conveyed to JAMES STROUD and WILLIAM EDWARDS, by deed from DAVID G. MANGUM as Substitute Trustee, of record as Instrument No. 20080130-0009691, dated January 28, 2008, said Register's Office.