SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/08 13:10 3 pgs
Fees:18.00 Taxes:12210.00

20080613-0061183

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guitar City Holdings, LLC	**Guitar City Holdings, LLC**	**93-13-250.00**
(NAME) **1293 Broadway, 9th Floor**	(NAME) **1293 Broadway, 9th Floor**	
(ADDRESS) **New York, NY 10001**	(ADDRESS) **New York, NY 10001**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SIASCONSET PROPERTIES, G.P., a TENESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GUITAR CITY HOLDINGS, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THREE TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee consisting of three (3) tracts or parcels and more particularly described as follows:

TRACT 1: Being the easterly one-half of Lot No. 26 in John Sigler's Addition to Nashville, a plan of which is recorded in Plan Book 1, page 4, of the Chancery Court at Nashville, Tennessee.

Said easterly one-half of said Lot No. 26 fronts 50 feet on the south side of Sigler Street and runs back southwardly between parallel lines 205 feet to an alley.

TRACT 2: Being the westerly one-half of Lot No. 26 of Sigler's Addition to Nashville a plan of which is of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 26 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 205 feet to an alley in the rear.

TRACT 3: Being the westerly one-half of Lot No. 25 on the Plan of Sigler's Addition to Nashville, of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 25 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines, 205 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Dudley Warner Properties, LLC to Siasconset Properties, L.P., a Tennessee Limited Partnership (1%) undivided interest as recorded on the 25th day of August, 1998 in Book 11081, Page 82 and Quitclaim Deed from Dudley Warner to Siasconset Properties, L.P., a Tennessee Limited Partnership (99%) undivided interest as recorded on the 25th day of August 1998 in Book 11081, Page 82, in the Register's Office of Davidson County Tennessee. Thereafter Siasconset Properties, L.P., filed with the Secretary of State for the State of Tennessee a Certificate of Cancellation of Limited Partnership under the terms of which the Partnership and its business was to continue uninterrupted as a General Partnership under the name of Siasconset Properties, G.P., said certificate having been recorded January 4, 2000 as instrument 20000104-0001098 in the Register's Office for **Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as **7 Music Circle North, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Exceptions listed on Exhibit A to this instrument unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the

said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by through or under said Grantor, but not 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, Siasconset Properties, G.P., has caused this instrument to be executed by its duly authorized Managing Partner on this 5th day of June, 2008.

SIASCONSET PROPERTIES, G. P.,

By: _____

Dudley W. Warner II
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dudley W. Warner II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Partner, the within named bargainor, a Tennessee General Partnership, and that he as such Managing Partner being so authorized pursuant to a written Partnership Agreement dated 12-31-1999, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Dudley W. Warner II as such Managing Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 5th day of June, 2008.

Commission Expires: March 21, 2009

_____
Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michael J. Philbin
My Commission Expires
March 21, 2009

Michael J. Philbin
Printed Name of Notary

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and Assessments for the year 2008 and subsequent years not yet due and payable.

2. Joint user driveway ingress and egress and joint user easement for parking purposes recorded in Book 4962, Page 547 Register's Office of Davidson County.

3. Terms and conditions of any existing unrecorded lease and all rights of lessee and any parties claiming through the lessee under the lease.

4. All matters shown on the unrecorded ALTA/ACSM Survey prepared by E. Roberts Alley & Associates, Inc., dated 02-01-2008, revised 03-03-2008 and referenced as Job No. 2008-0089.