Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20080613-0061184

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM: **SIASCONSET PROPERTIES, G.P.**

TO: **GUITAR HOLDINGS, LLC**
1293 BROADWAY,
9TH FLOOR,
NEW YORK, NY 10001

State of Tennessee
County of Davidson

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 5th day of June, 2008.

Notary Public

March 21, 2009
Commission Expiration Date

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

Michael J. Philbin
My Commission Expires
March 21, 2009

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
GUITAR CITY HOLDINGS, LLC **1293 BROADWAY,** **9TH FLOOR,** **NEW YORK, NY 10001**	**GUITAR CITY HOLDINGS, LLC** **1293 BROADWAY,** **9TH FLOOR** **NEW YORK, NY 10001**	**93-13-250.00**

KNOW ALL MEN BY THESE PRESENTS that Siasconset Properties, G. P., a Tennessee General Partnership, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim its entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, unto Guitar Holdings, LLC, a Tennessee Limited Liability Company, its successors and assigns, said land being described as follows:

Land in Davidson County, Tennessee being Lot 26 and the westerly half of Lot 25 on the Plan of Sigler Addition Plan Book 1, Page 4 of the Chancery Court at Nashville, Tennessee, and more particularly described according to 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.

Beginning at an iron pin in the southerly R.O.W. of Music Circle North, said point being the northeast corner of herein described property, and the common property corner with a tract of land owned by The General Council on Finance and Administration of the United Methodist Church, recorded in Instrument No. 200501060002525 Register's Office of Davidson County, Tennessee, thence;

1. Leaving the R.O.W. of Music Circle North, and with the General Council on Finance and Administration of the United Methodist Church tract, south 08° 16' 18" west, 205.00', to a new iron pin, in the northerly margin of alley no. 423, thence;
2. With the northerly margin of said alley, north 81° 59' 35" west, 150.00', to a new iron pin, said point being the common property corner with a tract of land owned by Nashville Association of Musicians, recorded in deed Book 4965, Page 701, Register's Office Davidson County, Tennessee; thence;
3. Leaving the northerly margin of said alley, and with the Nashville Association of Musicians tract, north 08° 16' 18" east, 205.00', to a new iron pin in the southerly R.O.W. of Music Circle North, thence;
4. With the southerly R.O.W. of Music Circle North, south 81° 59' 35" east, 150.00', to the point of beginning, containing 0.71 acres more or less.

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.

This is improved property known as 7 Music Circle North, Nashville, TN 37203.

Said property is conveyed subject to the Permitted Exceptions listed on Exhibit A to this instrument such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand 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 Siasconset Properties, G. P., 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.

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

Michael J. Philbin
My Commission Expires
March 21, 2009

_____
Notary Public

March 21, 2009
Commission Expiration Date

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.