THIS INSTRUMENT PREPARED BY:

Steven T. Morris
Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20090074896 DEEDQC
Recvd: 11/03/09 12:20 2 pgs
Fees:12.00 Taxes:0.00
20091103-0101443

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers:
Nashville Property LLC c/o Frank Crimmins 550 Madison Avenue New York, NY 10022	New Owner	Portion of Parcel Nos: 104-8-250 104-8-251 104-8-253

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Bertelsmann TJS, Inc., a Delaware corporation, by these presents does hereby quitclaim and convey unto Nashville Property LLC his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land located in Nashville, Davidson County, Tennessee and being Lot 1 on the Resubdivision Plat of Lot 1, BMG Music Complex of record in Book 9700, page 833, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bertelsmann TJS, Inc., a Delaware corporation by deed of record in Book 11336, page 410, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AB 1, LLC, a Tennessee limited liability company by deed of record in Book 10536, page 942, and Book 10587, page 225, Register's Office for Davidson County, Tennessee, and a portion of an unnumbered alley, 15 feet in width, which was closed by Council Bill 097-789, easements were abandoned.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 3rd day of November, 2009.

Affiant

My commission expires: July 8, 2013 (Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this 30th day of October, 2009.

Nashville Property LLC, a Delaware limited liability company, formerly known as Bertelsmann TJS, Inc., a Delaware corporation

By: Frank Crimmins

Name: Frank Crimmins

Title: Senior Vice President, Finance
Sony Music Entertainment,
Sole Member of Nashville
Property LLC

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public within and for the said County and State, duly commissioned and qualified, Frank Crimmins, 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 Senior Vice President, Finance of Sony Music Entertainment, Sole Member of Nashville Property LLC, a Delaware limited liability company, formerly known as Bertelsmann TJS, Inc., a Delaware corporation, and that he being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

Witness my hand and seal this 30th day of October, 2009.

DAVID A. CASTAGNA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6168903
Qualified In Kings County
Certificate Filed In New York County
Commission Expires June 18, 2011

Notary Public

My Commission Expires: June 18, 2011