This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 12/18/09 15:59 4 pgs
Fees:22.00 Taxes:0.00
20091218-0115485

QUITCLAIM DEED

Address New Owners:
Mike Curb, Trustee
48 Music Square E
Nashville, TN 37203

Send Tax Bills To:
same

Map/Parcel Number:
93-13-153

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Mike Curb, a married man, and the sole owner of the property to be conveyed hereby (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Mike Curb, Trustee, and his successors in trust, of the Mike Curb Trust dated October 20, 2004, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Music Square East and South Street and being more particularly described as follows:

Beginning at the intersection of the easterly margin of Music Square East with the northerly margin of South Street;

Thence, with the easterly margin of Music Square East, N 08° 46' 03" E, 128.32 feet;

Thence, leaving said margin with the southerly line of Hermitage Broadcasting Corporation of record in Deed Book 5520, page 654, R. O. D. C. , S 81° 11' 42" E, 167.11 feet to the westerly margin of Music Alley;

Thence, with said Alley, S 09° 22' 22" W, 125.63 feet to the northerly margin of South Street;

Thence, with said South Street, N 82° 07' 46" W, 165.81 feet to the point of beginning;

Containing 21,133 square feet or 0.49 acres, more or less.

Being the same property conveyed to Mike Curb by warranty deed from Yolanda G. Pinhal and Tony Conway, of record in Instrument No. 20010918-0101201, said Register's Office, and by quitclaim deed from 48 Music Square, LLC, a Tennessee

limited liability company (formerly known as 48 Music Square East Partners), of record in Instrument No. 20010918-0101200, said Register's Office.

This is improved property known as 48 Music Square East, Nashville, Tennessee 37203.

Linda Curb, wife of Mike Curb, joins in this conveyance solely for the purpose of conveying all of her right, title and interest in and to the described property pursuant to her marital rights.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18th day of December, 2009.

Mike Curb, Grantor

Linda Curb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mike Curb and wife, Linda Curb, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2009.

BECKY JUDD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2013

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Grantee is a revocable living trust. This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 18th day of December, 2009.

Notary Public

My Commission Expires: 9/8/13

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2009.

Notary Public

My Commission Expires: 9/8/13

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE