| Davidson County | DEEDQC |
|---|---|
| Recvd: 02/26/10 10:52 | 4 pgs |
| Fees:22.00 Taxes:0.00 | |
| **20100226-0014831** | |

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Number(s): |
|---|---|---|
| Gusto Records, Inc.<br>1900 Elm Hill Pike<br>Nashville, TN 37210 | Same | 14/40<br>14/41<br>14/129<br>14/131 |

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GAYRON C. LYTLE ("Grantor") hereby quitclaims and conveys to GUSTO RECORDS, INC., a Tennessee corporation, its successors and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This deed is also being recorded for the purpose of combining the listed tax parcels into one tax parcel.

IN WITNESS WHEREOF, Grantor executed this instrument on this 25th day of February, 2010.

GAYRON C. LYTLE

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public, Gayron C. Lytle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of February, 2010.

MY COMMISSION EXPIRES:
March 9, 2011

Notary Public

My Commission Expires:_____

STEPHEN JUNTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN )
)
COUNTY OF Davidson )

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 25 day of February, 2010.

Notary Public

My Commission Expires: ~~March 9, 2011~~ MY COMMISSION EXPIRES:

STEPHEN E. KOUNTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# EXHIBIT A

Property Description

**(Map-Parcel Numbers 14/40, 14/41, 14/129, and 14/131):**

Tract I:

Certain real property situated in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a concrete right of way marker in the north right of way of Interstate Highway I-24, the southwest corner of the dead end of Frontage Road, the southeast corner of this tract, the southeast corner of the original tract and continuing as follows: north 5° 52' 18" E, 84.89 feet to a concrete right of way marker, the northwest corner of the dead end of said Frontage Road, the southwest corner of a tract of land which belongs to Nancy Gillispie, having a deed reference in Deed Book 5637, page 908, Register's Office for said County; thence north 5° 52' 16" east, passing corners to Nancy Gillispie, Samuel Neal, John Ward, Manuel Perricone, William Faiamon, Charles Parker, Alber Garver, Bobby Chambliss and Robert W. Wingo, 3559.77 feet in all to an iron pin, a corner of Robert W. Wingo; thence north 85° 03' 41" west, passing corners to Robert W. Wingo, McGehee and Harvison Acres, and Reba Joan Spink, 2157.93 feet in all to an iron pin, a corner to Reba Joan Spink; thence south 6° 49' 11" west, 156.86 feet to an iron pin a corner of Reba Joan Spink; thence north 83° 13' 11" west, 1561.93 feet to an iron pin in the line of Alvin Hawkins a corner of Reba Joan Spink, said pin being an agreed corner between Alvin Hawkins and Production Credit Association; thence south 4° 42' 47" west, 1935.24 feet to an iron pin in the north right of way of Interstate Highway I-24 and an agreed corner between Alvin Hawkins and Production Credit Association; thence south 50° 31' 10" east, 227.46 feet to a concrete right of way marker in the north right of way of Interstate Highway I-24, a corner of Robert Baltz, Jr.; thence leaving the north right of way of Interstate Highway I-24, south 84° 08' 22" east, 1334.20 feet to an iron pin, a corner of Robert Baltz, Jr.; thence south 5° 15' 30 west, 539.56 feet to a concrete right of way marker in the north right of way of Interstate Highway I-24, a corner to Robert Baltz, Jr.; thence with the north right of way of Interstate Highway I-24 as follows: south 68° 58' 09" east, 169.71 feet to a concrete right of way marker; thence south 56° 12' 27" east, 301.48 feet to a concrete right of way marker; thence south 62° 15' 10" east, 1856.98 feet to the point of beginning, containing 230.30 acres, more or less, as surveyed by Kessinger & Associates dated January 15, 1982.

Tract II:

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at the northeast corner of the realty described in the deed from A.H. Douglas to Kate F. Douglas of record in Deed Book 3570, page 297, in the Register's Office for Davidson County, Tennessee, and runs thence with the east line of said tract South 3° 10' West 530 feet, more or less, to the north margin of Interstate Highway I-24 right of way; thence with said Interstate Highway I-24, in a northwesterly direction 1440 feet, more or less, to the point of intersection of the northerly margin of said I-24 right of way and the north line of the realty described in the deed of record in Deed Book 3570, page 297, as aforesaid, thence with the north line of said realty, South 86° 50' East 1340 feet, more or less, to the point of beginning

Being the same property conveyed to Gayron C. Lytle by deed from Rayburn E. Parker and wife, Kathern W. Parker of record in Book 8574, Page 48 in the Register's Office for Davidson County, Tennessee.

## True Copy Certification and Affidavit

I, Lucretia Albert, do hereby make oath that I am 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Lucretia Albert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold
Notary Signature

Notary Seal:




...ommission Expires AUG. 23, 2011