[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Songbird Studios, LLC		Map/Parcel -
718 Starlit Rd	New Owner	83-10-455.00
Nashville, TN 37205		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **March Egerton** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Songbird Studios, LLC** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, COMBINATION PLAT EGERTON SUBDIVISION NO. 2 A RESUBDIVISION OF LOTS 55 THRU 61 ON THE MAP OF MCEWEN PLACE, as shown on plat of record in Instrument No. 20100225-0014318, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to March Egerton by Quitclaim Deed from Big Tent, LLC as recorded in Instrument No. 20100331-0024215 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which has been assumed by the Grantee
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COMBINATION PLAT EGERTON SUBDIVISION NO. 2 A RESUBDIVISION OF LOTS 55 THRU 61 ON THE MAP OF MCEWEN PLACE, as recorded in Instrument No. 20100225-0014318 , said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100018892 DEEDWARR
Recvd: 03/31/10 15:23 2 pgs
Fees:13.00 Taxes:351.50
20100331-0024216

This is unimproved property commonly known as: 407 Bushnell Street, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me this 29th day of March, 2010

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of March, 2010.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2010, before me personally appeared March Egerton to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013