BILL GARRETT, Davidson County
Trans:T20100060037 DEEDWARR
Recvd: 09/23/10 13:58 2 pgs
Fees:13.00 Taxes:7400.00
20100923-0075795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Brandy K. Yoman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF September, 2010.

Allison Barnwell
NOTARY PUBLIC

My Commission Expires: _____

ALLISON BARNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JUL 8, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Pegula Limited Partnership 12 Music Circle South Nashville, TN 37203	Pegula Limited Partnership 12 Music Circle South Nashville, TN 37203	09313032800

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SOUND STAGE STUDIOS, INC.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PEGULA LIMITED PARTNERSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Music Row Subdivision, of record in Book 4060, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sound Stage Studios, Inc., by installment deed from Sound Stage Associates, Inc., of record in Book 6302, page 266, dated May 1, 1984, said Register's Office.

This improved property is known as 10 Music Circle South, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of September, 2010.

SOUND STAGE STUDIOS, INC.

By: Ronald W. Kerr
Its: President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ronald W. Kerr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of Sound Stage Studios, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

Witness my hand, at office, this 22nd day of September, 2010.

Brandy K. Gomaz
Notary Public

My Commission Expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013