| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County c/o Mayor's Office of Economic and Community Development 205 Metropolitan Courthouse Nashville, Tennessee 37201 | Map No. 93-10 Parcels 309 & 477 | Exempt. |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203 | | |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OMNI NASHVILLE, LLC,** a Delaware limited liability company (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,** a public, nonprofit corporation organized and existing under the laws of the State of Tennessee (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located between Fourth Avenue South and Fifth Avenue South, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

BILL GARRETT, Davidson County
Trans:T20100081939 DEEDQC
Recvd: 12/29/10 15:09 4 pgs
Fees:22.00 Taxes:0.00
20101229-0103613

STATE OF Texas
COUNTY OF Dallas

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 28th day of December, 2010.

JULIE A. MCGUIRE
MY COMMISSION EXPIRES
April 28, 2012

Notary Public
My Commission Expires: 4/28/2012

7/2464100.1
111426.000002 12/28/2010

**IN WITNESS WHEREOF**, the Grantor has executed this Quitclaim Deed this 28th day of December 2010.

**GRANTOR:**

**OMNI NASHVILLE, LLC**

By: _____
Michael G. Smith, Vice President

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, Julie A McGuire, Notary Public, Michael G. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Omni Nashville, LLC, a Delaware limited liability company, the within named bargainer and that he/she is authorized to execute this instrument on behalf of Omni Nashville, LLC as such Vice President.

WITNESS my hand, at office, this 28th day of December, 2010.

JULIE A. MCGUIRE
MY COMMISSION EXPIRES
April 28, 2012

_____
Notary Public
My Commission Expires: 4/28/2012

**Exhibit A**

Description of Property

**Tax Map Tax Map 93-10, Parcel 477**

Being two tracts of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 9 of the recorded plat of Resubdivision Lot Four Phase II, Nashville Arena of record in Plat Book 9700, Page 382, Register's Office for Davidson County Tennessee, and a portion of Hog Alley, and being more particularly described as follows:

TRACT I:

Beginning at a PK nail found at the intersection of the westerly right-of-way of Fourth Avenue South and the former northerly right-of-way of Hog Alley, the southeast corner of Lot No. 9, Resubdivision Lot Four, Phase II, Nashville Arena of record in Plat Book 9700, Page 382, said Register's Office;

Thence, with the former right-of-way of Hog Alley, S 62° 17' 45" W, a distance of 359.96' to an iron pin found at the intersection of the Fifth Avenue South right-of-way and the right-of-way of Hog Alley;

Thence, with the easterly right-of-way of Fifth Avenue, N 27° 32' 49" W, a distance of 82.56' to a PK nail found at the southeast corner of Lot 4 of the recorded plat of Resubdivision Lot Four Phase II, Nashville Arena of record in Plat Book 9700, Page 382, and the northwest corner of this tract;

Thence, N 62° 11' 47" E, a distance of 176.84' to a PK nail found;

Thence, N 27° 26' 42" W, a distance of 44.66' to a PK nail found;

Thence, N 62°, 11' 56" E, a distance of 183.27' to a PK nail found at the westerly right-of-way of Fourth Avenue South; and

Thence, with the westerly right-of-way of Fourth Avenue South, S 27° 26' 29" E, a distance of 127.84' to the point of beginning, containing 0.87 acre more or less.

TRACT II:

Beginning at an existing iron pin in the northerly margin of Hog Alley (Alley No. 132) and the westerly right-of-way of Fourth Avenue South;

Thence, leaving said northerly margin of Hog Alley (Alley No. 132), S 27° 25' 41" E, a distance of 10.00' to a PK nail found at the centerline of said alley;

Thence, with centerline margin of Hog Alley (Alley No. 132), S 62° 19' 12" W, a distance of 360.00' to a point in the easterly right-of-way of Fifth Avenue South;

Thence, with said easterly right-of-way, N 27° 29' 50" W, a distance of 10.00' to an existing iron pin in the southerly boundary of Lot No. 9, Resubdivision of Lot 4, Phase II, Nashville Arena of record in Plat Book 9700, Page 382, said Register's Office; and

Thence, with said southerly boundary, N 62° 17' 45" E, a distance of 359.96' to the point of beginning.

Containing 0.08 acre more or less.

Being the same property conveyed to 225 5th Avenue South Lot, LLC, a Tennessee limited liability company, by deed from CPC Realty, LLC, a Delaware limited liability company, of record as Instrument No. 20080421-0040447 and re-recorded as Instrument No. 20081212-0119796, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Omni Nashville, LLC, a Delaware limited liability company, by Special Warranty Deed from 225 5th Avenue South Lot, LLC, a Tennessee limited liability company, recorded as Instrument No. 20101118-0092205, Register's Office for Davidson County Tennessee.

**Tax Map 93-10, Parcel 309**

Lot 1 on the Revision to the Final Subdivision Plat for the Tower Music City Property, of record as Instrument No. 20101223-0102101, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Omni Nashville, LLC, a Delaware limited liability company, by Special Warranty Deed from Tower Music City, LLC, a Delaware limited liability company, recorded as Instrument No. 20101104-0088489, Register's Office for Davidson County Tennessee, and by Special Warranty Deed from Tower Music City, LLC, a Delaware limited liability company, recorded as Instrument No. 20101228-0102549, Register's Office for Davidson County Tennessee.