ADDRESS NEW OWNER: SEND TAX BILL TO: MAP-PARCEL NO

Jeff Rudes
1523 N Doheny Dr.
Los Angles CA 90069

Songbird Studios, LLC
718 Starlit Rd
Nashville, TN 37205

83-10-455.00

This instrument prepared by:

Weldon B. White, Jr.
Attorney at Law
109 Kenner Av, Suite 201
Nashville, Tennessee, 37205

BILL GARRETT, Davidson County
Trans:T20110009244 DEEDQC
Recvd: 02/14/11 13:39 2 pgs
Fees:12.00 Taxes:0.00
20110214-0012565

QUITCLAIM DEED

Know all persons by these presents, Songbird Studios, LLC (hereinafter referred to as the "Grantor") does hereby quitclaim, remise and convey unto Jeff Rudes (hereinafter referred to as the "Grantee") a fifty percent tenant in common interest leaving the Grantor with a fifty percent tenant in common interest in the following described real estate located in Davidson County, Tennessee:

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 a one half interest in the same property conveyed by March Egerton to Grantor by deed of record as Instrument No. 20100331-0024216, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 407 Bushnell Street, Nashville, Tennessee 37206.

The description is the same as in the prior deed of record.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration
(for this transfer is $ 0 .
(
(
(
(Subscribed and sworn to before me
(this 11th day of Feb, 2011.
(
(
(My Commission Expires: My Commission Expires 01/09/2012
(

Affiant

Notary Public

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Said property interest is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 11th day of February, 2011.

Songbird Studios, LLC

By: Renee Mex

Title: Director

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 11th day of February, in the year 2011, before me personally appeared Renee Ann Mex, personally known to me (or proved to me on the basis of satisfactory evidence) to be Director of Songbird Studios, LLC, a Tennessee Limited Liability Company whose name is subscribed to this instrument, and acknowledged that she executed it as Director of Songbird Studios, LLC for the purposes therein contained.

Notary Public

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires 01/09/2012