BILL GARRETT, Davidson County
Trans:T20130032387 DEEDWARRSP
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Fees:23.00 Taxes:10370.73
20130419-0039179

SPECIAL WARRANTY DEED

FROM: EMI Entertainment World, Inc.

TO: Benny M. Brown and
Carolyn J. Brown

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Benny M. Brown and Carolyn J. Brown 4338 North Chapel Road Franklin, TN 37067	Same	093-13-0-143.00 093-13-0-144.00 093-13-0-145.00 093-13-0-146.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,802,900.00.

Frank Cimino
Affiant

Sworn to and subscribed before me, this 17th day of April, 2013.

Vikki L Wachtel
Notary Public VIKKI L WACHTEL
Notary Public, State of New York
No. 01WA6158728
Qualified in New York County
Commission Expires: 1/8/15

My Commission Expires: 1/8/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EMI Entertainment World, Inc., a Delaware corporation** (the "Seller") by these presents does transfer, sell and convey unto **Benny M. Brown and wife, Carolyn J. Brown** (collectively, the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located at 35 Music Square East, 37 Music Square East, [illegible] Square East, and 41 Music Square East, Nashville, Tennessee 37203.

EMI Entertainment World, Inc. is one and the same entity as E.M.I. Entertainment World, Inc. as such entity is referenced in the deed of record at Book 10448, page 352, Register's Office for Davidson County, Tennessee.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller, but not otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the _____ day of April, 2013.

SELLER: **EMI Entertainment World, Inc.,**
a Delaware corporation

By: Frank Crimmins

Title: CFO

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Before me, Vikki L. Wachtel, a Notary Public in and for the County and State aforesaid, personally appeared Frank Crimmins of EMI Entertainment World, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CFO of EMI Entertainment World, Inc., a Delaware corporation, the within named bargainor, and that he as such CFO of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself CFO.

Witness my hand and seal at office in New York City, New York, this 17th day of April, 2013.

Vikki L Wachtel
Notary Public

My Commission Expires: 1/8/15

VIKKI L WACHTEL
Notary Public, State of New York
No. 01WA6158728
Qualified in New York County
Commission Expires: 1/8/15

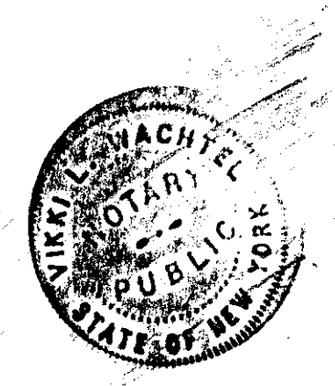


EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Being Lot Numbers 17 and 18 on the Plan of O.B. Hayes First Plan of Small Lots as of record in Plat Book 1, page 69, Register's Office for Davidson County, Tennessee and as more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated March 17, 1993, as follows:

Beginning at an iron rod (old) in the westerly margin of Music Square East being 200 feet more or less south of the intersection of Roy Acuff Place; thence with said margin of Music Square East, South 08° 52' 06" West, 100.49 feet to an iron rod (new); thence leaving said margin, with the common line of Lot Number 19 on said plan and of this described lot, North 82° 39' 01" West, 149.99 feet to an iron rod (new) in the easterly margin of Alley No. 440; thence with said margin, North 08° 51' 07' East, 100.33 feet to an iron rod new); thence leaving said margin with the common line of Lot Number 16 on said plan and of this described lot, South 82° 42' 43" East, 150.02 feet to the point of beginning containing 15,056.5 square feet or 0.35 acres more or less.

Being the same property conveyed to EMI ENTERTAINMENT, WORLD, INC., by deed from ROBERT J. BECKHAM, of record in Book 8947, page 554, dated May 13, 1993, said Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot Nos. 19, 20, and 21 on the Plan of O.B. Hayes Plan of Small Lots, as shown on plat of record in Plat Book 1, page 69, in the Chancery Court of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to E.M.I. ENTERTAINMENT, WORLD, INC., by deed from WILLIAM DENNY AND WIFE, JUNE R. DENNY, DOLLIE DENNY, A WIDOW, AND JOHN E. DENNY AND WIFE, PANDORA DENNY, of record in Book 10448, page 352, dated May 1, 1997, said Register's Office for Davidson County, Tennessee.

EMI Entertainment World, Inc. is one and the same entity as E.M.I. Entertainment World, Inc. as such entity is referenced in the deed of record at Book 10448, page 352, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year of 2013 a lien, but not yet due and payable.