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BILL GARRETT, Davidson County
Trans:T20130065788 DEEDQC
Recvd: 08/01/13 11:21 2 pgs
Fees:12.00 Taxes:0.00
20130801-0080167

THIS INSTRUMENT PREPARED BY:
MILOM HORSNELL CROW ROSE KELLEY PLC [CAH]
3310 WEST END AVENUE | SUITE 610
NASHVILLE, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Tax Parcel No.
LMP TR REAL ESTATE, LLC 555 East Lancaster Avenue, Suite 620 Radnor, PA 19087	Same	093 06 20 12.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), **COUNTRY MUSIC FOUDATION, INC.** ("GRANTOR"), by these presents does quitclaim and convey unto **LMP TR REAL ESTATE, LLC**, its heirs, successors and assigns, all of GRANTOR'S right, title, and interest in and to that certain parcel of land located in Davidson County, State of Tennessee, more particularly described as follows:

According to the ALTA/ACSM Land Title Survey by Patrick S. Coode, Tennessee Registered Land Surveyor No. 855, dated April 26, 2013, and revised July 1, 2013:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lot 57, as shown on the original Plan of the Town of Nashville, not of record, more particularly described as follows:

Beginning in the north right of way of Broadway, also known as U.S. Highway 70 North, at the building line of building nos.316 and 318 Broadway, approximately 117.4 feet east of the intersection of said Broadway and 4th Avenue North;

Thence leaving Broadway and following the said building lines N 30° 58' 05" W, 129.04 feet to the northwest corner of building no. 316, in the south margin of the south central bell alley dedication, recorded in book 6050, page 539, R.O.D.C.;

Thence along said alley N 58° 21' 53" E, 67.32 feet to the west margin of a 10 foot alley;

Thence along said 10 foot alley, S 29° 48' 23" E, 50.72 feet to the northeast corner of building no. 312 Broadway;

Thence leaving said alley and following said building no. 312, S 59° 27' 21" W, 40.15 feet to the intersection of building nos. 312 and 316;

Thence between said buildings S 29°36' 36" E, 79.92 feet to the north right of way of Broadway;

Thence along said Broadway, S 60° 11' 14" W, 24.25 feet to the point of beginning.

Being the same property conveyed to the Country Music Foundation, Inc., by Warranty Deed from the Metropolitan Development and Housing Agency, dated February 3, 1992, of record in Book 8541, Page 901, Register's Office for Davidson County, Tennessee.

This is improved property known as 316 Broadway, Nashville, Tennessee 37201.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 26th day of July, 2013.

COUNTRY MUSIC FOUNDATION, INC.

By: _____
Kyle D. Young, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said county and state, the within named Kyle D. Young, with whom I am personally acquainted, and who acknowledged that he was the Director of Country Music Foundation, Inc., the within named nonprofit corporation, and he executed the within instrument, as such Director, on behalf of Country Music Foundation, Inc. for the purposes therein contained.

Witness my hand and seal at office, this 26th day of July, 2013.

_____
NOTARY PUBLIC

HALEY ST. CHARLES WILDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2017

Commission Expires:

8 May 2017

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ HAMILTON)

The actual consideration for this transfer is -0-.

_____
AFFIANT'S Agent

Subscribed and sworn to before me, this the 31st day of July, 2013.

Commission expires:
11-13-16

_____
NOTARY PUBLIC

K. BRADDOCK
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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