BILL GARRETT, Davidson County
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This instrument was prepared by:
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150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Dual Holdings, LLC 3 McFerrin Avenue Nashville, Tennessee 37206	Dual Holdings, LLC 3 McFerrin Avenue Nashville, Tennessee 37206	082-12-0-341.00

For and in consideration of the sum of $10.00 cash in hand paid, **DUALTONE MUSIC GROUP, INC.**, a Tennessee corporation (the "Grantor"), does hereby quitclaim and convey unto **DUAL HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantee"), all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 3 McFerrin Avenue, Nashville, Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this 16th day of December, 2013.

GRANTOR:

Dualtone Music Group, Inc., a Tennessee corporation

By _____

Print Name: Scott Robinson

Title: Owner/CEO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Scott Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of Dualtone Music Group, Inc., a Tennessee corporation (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 17 day of December, 2013.

_____
Notary Public

JOSEPH KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

Nov 3 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

_____
Affiant

JOSEPH KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 17 day of December, 2013.

_____
Notary Public

My Commission Expires: Nov 3 2015

EXHIBIT "A"

Real Property Description

Being Lot No. Portion of 11, 12, 13 on the plan of Plan of Paynes Addition to Edgefield, of record in Plat Book 21, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 1:
LAND lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being a portion of Lot Nos. 11, 12, and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence, with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN, said chiseled "X" (old) being the point of beginning for the herein described tract; thence, leaving the common line of said properties, continuing with said easterly right of way, North 41 degrees 47' 11" West, 99.09 feet to a p.k. nail (new) at the intersection of said easterly right of way and southerly right of way of Alley No. 258 (a 16 foot right of way); thence, with said southerly right of way, North 64 degrees 52'35" East, 185.95 feet to a 5/8" iron rod (old) in the common corner of said Claunch and Pentecost property and the Robert V.B. Pounders, III and wife, C.D. Pounders and James V. Frame property of record in Book 10423, page 594, R.O.D.C., TN; thence leaving said southerly right of way, with the common line of said Claunch and Pentecost property and the said Pounders and Frame property, South 24 degrees 00' 00" East 89.72 feet to a p.k. nail (new) at the northeast corner of Tract V of said DSS/ProDiesel, Inc. property; thence leaving said common line, with the northerly line of said DSS/ProDiesel, Inc. property and a line severing said Claunch and Pentecost property, South 69 degrees 09'43" West 14.37 feet to a p.k. nail (new) at the northwest corner of Tract V in the common line of said Claunch and Pentecost property and the Rufus M. Webb and wife, Dee A. Webb property of record in Book 4772, page 605, R.O.D.C., TN: thence, leaving the northerly line of said DSS/ProDiesel, Inc. property, with common line of said Claunch and Pentecost property and said Webb property, North 34 degrees 00' 44" West, 14.45 feet to a p.k. nail (new); thence, South 62 degrees 04'18" West 41.91 feet to a p.k. nail (new); thence, South 29 degrees 17' 41" East, 14.63 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, South 62 degrees 35' 18" West, 98.50 feet to the point of beginning and containing 15,103 square feet or 0.345 acres, more or less, according to a survey prepared by Ragan Smith Associates, 315 Woodland Street, Nashville, TN 37206, Tennessee No. 2298, dated August 20, 2002.

Tract II:
Land lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lot No. 12 on the Plan of Paynes Addition to Edgefield, of record in Book 21, Page 70, register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN; thence, leaving said easterly right of way, with the

common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, North 62 degrees 35'18" East, 98.50 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, said p.k. nail (new) being the Point of Beginning for the herein described tract; thence leaving said DSS/ProDiesel, Inc. property with the common line of said Claunch and Pentecost property and said Webb property, North 29 degrees 17' 41" West, 14.63 feet to a p.k. nail (new); thence, North 62 degrees 04' 18" East, 41.91 feet to a p.k. nail (new); thence, South 34 degrees 00' 44" East, 15.45 feet to a p.k. nail (new) at the northeast corner of Tract IV of said DSS/ProDiesel, Inc. property; thence, leaving the common line of said Cluanch and Pentecost property and said Webb property, with the common line of said Webb property and said Tract IV, South 63 degrees 02' 57" West, 43.20 feet to the Point of Beginning and containing 638 square feet or 0.015 acres, more or less, described according to a survey by Ragan Smith and Associates, 315 Woodland Street, Nashville, TN 37206, Tennessee No. 2298, dates August 20, 2002.

Being the same property conveyed to Dualtone Music Group, Inc., a Tennessee corporation (incorrectly identified as Dualtone Music Group Inc., a Tennessee corporation) by Warranty Deed from 3 McFerrin, a Tennessee general partnership dated August 6, 2013, and recorded August 8, 2013, of record in Instrument No. 20130808-0083439, Register's Office for Davidson County, Tennessee.