Box 14

BILL GARRETT, Davidson County
Trans:T20140009257 DEEDWARR
Recvd: 02/10/14 10:13 5 pgs
Fees:28.00 Taxes:16650.00
20140210-0011350

This Instrument Prepared by:

Robert F. Liner, Esq.
Stark Amron Liner, LLP
7 Penn Plaza, Suite 600
New York, New York 10001

When recorded mail to:

John T. Cook, Esq.
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Map: 60 PARCEL: 82

Address New Owner: William H Hawkins, Trustee
776 Melrose Avenue
Nashville TN 37211

Send Tax Bill: New Owner

Space Above for Recorder's Use

DEED

THIS INDENTURE made as of February 6, 2014, by **12 CHURCH ASSOCIATES, LLC**, a New York limited liability company, having an address c/o The Feil Organization, Inc., Seven Penn Plaza, Suite 618, New York, New York 10001, hereinafter referred to as the Grantor, to **William H. Hawkins, Trustee**, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary having an address at 776 Melrose Avenue, Nashville, Tennessee 37211, hereinafter referred to as the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys unto the Grantee, its successors and assigns, all that certain land, with the buildings and improvements thereon, situate and lying in the State and in the County set forth and as more particularly described in Schedule A annexed hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all of Grantor's estate and rights in and to said premises.

TOGETHER with all of Grantor's right, title and interest in and to any streets and roads abutting said premises to the center lines thereof.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor has not done or suffered anything whereby the said premises have been encumbered by the Grantor in anyway whatever, except as set forth on Schedule B.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name and by its duly authorized managing member as of the date first above written.

12 CHURCH ASSOCIATES LLC,
a New York limited liability Company

By: _____
Jeffrey J. Feil, Manager

Signed, Sealed and Delivered
in the Presence of:

Alex Newlands

Alexandra Zoric

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On this ~~31st~~ 3rd day of ~~January~~ February, 2014, before me, a notary public duly authorized, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JEFFREY J. FEIL, with whom I am personally acquainted, who acknowledged himself to be the Manager of 12 CHURCH ASSOCIATES LLC, a limited liability company, and that as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager, and as the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Donna Marie Vocaturo
Notary Public

DONNA MARIE VOCATURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VO6030686
Qualified in Queens County
My Commission Expires September 20, 2017

NASHVILLE, TENNESSEE

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revisions to Brick Church Business Park of record in Plat Book 6900, page 706, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to 12 Church Associates LLC, a New York limited liability company, by Deed dated as of November 19, 1998 from Nashville Tenn. Associates, a New York general partnership, of record in Book 11277, page 952, Register's Office for Davidson County, Tennessee

SCHEDULE A

1. License Agreement dated December 3, 2012 by and between 12 CHURCH ASSOCIATES, LLC, Licensor, and MUSIC CITY PRODUCTIONS, INC., Licensee;

2. Extension Agreement dated April 17, 2013 by and between Licensor and Licensee; and

3. Letter Agreement dated October 24, 2013 by and between Licensor and Licensee.

SCHEDULE B

VALUE AFFIDAVIT (FOR DEED)

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

The actual consideration or value, whichever is greater, for this transfer is **$4,500,000.00**.

12 CHURCH ASSOCIATES LLC

By: _____
Jeffrey J. Feil, Manager

Subscribed and sworn to before me this 3rd day of February, 2014.

Donna Marie Vocaturo
Notary Public

DONNA MARIE VOCATURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VO6030686
Qualified in Queens County
My Commission Expires September 20, 2017