Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140021658 DEEDQC
Recvd: 04/01/14 10:20 3 pgs
Fees:17.00 Taxes:0.00
20140401-0026729

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
LP Stroud, LLC. 4117 Hillsboro Pike Nashville, TN 37215	New Owner	Map 118-02-0 Parcel 216

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the undersigned **Empire Soundstage and Studios, LLC**, a Florida limited liability company, hereinafter the GRANTOR, does hereby quitclaim and convey unto **LP Stroud, LLC**, a Tennessee limited liability company, all of their right, title and interest in and to certain property in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot Nos 59 and83 and the southerly 47 feet of Lot Nos 58 and 84 and also a strip of land 15 feet wide lying between said Lot Nos 59 and 83 and the parts of said Lots 58 ad 84 in Geo. I Waddey's Subdivision of Westwood as same appears of record in Book 332, page 99, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the foregoing description but expressly excluded from this conveyance is the following land:

A tract of land lying in Nashville, Davidson County, Tennessee and being Lot 83 and the southerly 47 feet of Lot 84 of the Geo. I Waddey's Subdivision of Westwood as of record in Plat Book 332, page 99, Registers office for Davidson County, Tennessee and being bounded on the north by the parcel 239, Map 118-2 on the east by the west right of way line of White Avenue, on the south by Lot 82 and on the west by the east right of way line of a 15 foot alley and being more particularly described as follows:

Beginning at a point in the west right of way line of White Avenue, a common corner with Parcel 239, said point being 53 feet south of the south right of way line of Inverness Avenue; thence with the west right of way of White Avenue South 13 degrees 17 min 00 sec. East 97.00 feet to a point, a common corner with Lot 82; thence with Lot 82 south 76

degrees 20 min 00 sec. West, 165.10 feet to a point in the east right of way line of a 15 foot alley; thence with said alley north 13 degrees 16 min. 40 sec West, 97.00 feet to a point, a common corner with Parcel 239; thence with parcel 239 north 76 degrees 20 min. 00 sec. East 165.10 feet to the point of beginning.

Being the same property conveyed to Empire Soundstage and Studios, LLC, a Florida limited liability company by deed from James Stroud and William Edwards of record at Instrument No. 20080320-0028448, Registers office for Davidson County, Tennessee, dated March 19, 2008 and recorded March 20, 2008.

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 31 day of March, 2014

EMPIRE SOUNDSTAGE AND STUDIOS, LLC

_____ - Member

JAMES STROUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James A. Waechter, of the state and county aforesaid, personally appeared James Stroud with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Empire Soundstage and Studios, LLC, the within named bargainor, and that he as a Member executed the foregoing instrument for the purposes therein contained by signing the name of Empire Soundstage and Studios, LLC by himself as a Member.

Witness my hand and official seal at Nashville, TN this 31 day of March 2014.

_____

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-9-16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 31 day of March 2014.

NOTARY PUBLIC

R. L. MOORE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2014