QUITCLAIM DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attn: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	104-08-0-250.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE PROPERTY, LLC**, a Delaware limited liability company ("Grantor"), by these presents hereby sells, assigns and quitclaims to **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation ("Grantee"), Grantee's successors and assigns, an undivided fee simple interest in all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 2 day of July, 2014.

Notary Public
My Commission Expires: 9-9-2014

SUE PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Davidson County DEEDQC
Recvd: 07/02/14 15:57 5 pgs
Fees:27.00 Taxes:0.00
20140702-0058525

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 1st day of July, 2014, to be effective Deed this 2nd day of July, 2014.

NASHVILLE PROPERTY LLC

By: _____

Name: Carmine Coppola

Title: EVP & Controller, Global Finance
Sony Music Entertainment

STATE OF New York

COUNTY OF New York

Personally appeared before me, Carmine Coppola, Notary Public, _____, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized Signatory of Nashville Property LLC, the within named bargainor, a Delaware limited liability company, and is authorized to execute this instrument on behalf of Nashville Property LLC.

WITNESS my hand, at office, this 1st day of July, 2014.

Eugene E. Koenig

Notary Public

My Commission Expires: June 14, 2016

EUGENE E. KOENIG
Notary Public, State of New York
No. 01KO6111586
Qualified in New York County
Commission Expires June 14, 2016

7/3427820.2

EXHIBIT A

Description of the Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 1 of BMG Music Complex, as of record in Plat Book 9700, Page 833, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Horton Avenue, 50 feet in width and the easterly right-of-way line of 18th Avenue South, 50 feet in width;

Thence leaving the easterly right-of-way line of 18th Avenue South, with the southerly right-of-way line of Horton Avenue, South 81 deg 37 min 03 sec East, 330.87 feet to a railroad spike set, at the intersection with the westerly right-of-way line of 17th Avenue South, 50 feet in width;

Thence leaving the southerly right-of-way line of Horton Avenue, with the westerly right-of-way line of 17th Avenue South, South 09 deg 24 min 38 sec West, 314.83 feet to an existing iron rod at the intersection with the northerly right-of-way line of an unnumbered alley, 15 feet in width;

Thence leaving the westerly right-of-way line of 17th Avenue South, with the northerly right-of-way line of an unnumbered alley, North 81 deg 38 min 45 sec West, 173.48 feet to a pk nail set at the intersection with the westerly right-of-way line of Alley #442, 15 feet in width;

Thence leaving the southerly right-of-way line of an unnumbered alley with the westerly right-of-way line of Alley #442, South 09 deg 21 min 16 sec West, 47.30 feet to a point at the intersection with the face of a four level brick parking garage;

Thence leaving the westerly right-of-way line of Alley #442, with the face of said parking garage, South 08 deg 12 min 48 sec West, 62.98 feet to a building corner;

Thence North 81 deg 47 min 12 sec West, 1.25 feet to a point at the intersection with the westerly right-of-way line of Alley #442;

Thence with the westerly right-of-way line of Alley #442, South 09 deg 21 min 16 sec West, 8.64 feet to a pk nail set;

Thence with a curve to the right, along an arc length of 3.28 feet, the central angle of which is 05 deg 52 min 40 sec, the radius of which is 32.00 feet, the chord of which is South 12 deg 17 min 36 sec West, 3.28 feet to a point at an intersection with the face of said parking garage;

Thence leaving the westerly right-of-way line of Alley #442, with the face of said parking garage, South 08 deg 12 min 48 sec West, 3.99 feet to building corner;

Thence North 81 deg 47 min 12 sec West, 0.23 feet to the intersection with concrete steps;

Thence with the edge of said concrete steps, South 08 deg 12 min 48 sec West, 4.84 feet to the corner of steps;

Thence North 81 deg 47 min 12 sec West, 2.18 feet to the intersection with the westerly right-of-way line of said Alley #442;

Thence with the westerly right-of-way line of Alley #442, with a curve to the right, along an arc length of 5.77 feet, the central angle of which is 10 deg 20 min 19 sec, the radius of which is 32.00 feet, the chord of which is South 36 deg 50 min 56 sec West, 5.77 feet to the intersection with the face of said parking garage;

Thence leaving the westerly right-of-way line of Alley #442, with the face of said parking garage, South 08 deg 12 min 48 sec West, 1.06 feet to a building corner;

Thence North 81 deg 47 min 12 sec West, 0.74 feet to the intersection with the westerly right-of-way line of said Alley #442;

Thence with the westerly right-of-way line of Alley #442, with a curve to the right, along an arc length of 30.31 feet, the central angle of which is 54 deg 16 min 15 sec, the radius of which is 32.00 feet, the chord of which is South 71 deg 28 min 46 sec West, 29.19 feet to an iron rod set at the intersection with the northerly right-of-way line of an unnumbered alley, 15 feet in width;

Thence leaving the westerly right-of-way line of Alley #442, with the northerly right-of-way line of an unnumbered alley, North 81 deg 23 min 06 sec West, 49.20 feet to an existing iron rod, at a corner common with Lot 3 of the BMG Music Complex, also being the property of SKC 18th Avenue, LLC, as of record in Instrument Number: 20130515-0049165, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of said unnumbered alley, with the easterly property line of said Lot 3, North 08 deg 13 min 38 sec East, 151.28 feet to a point on a wall;

Thence with the northerly property line of said Lot 3, North 82 deg 32 min 03 sec West, 73.46 feet to a point on a wall, in the easterly right-of-way line of 18th Avenue South, 50 feet in width;

Thence with the easterly right-of-way line of 18th Avenue South, North 09 deg 22 min 23 sec East, 314.99 feet to the POINT OF BEGINNING. Containing 116,306 square feet or 2.670 acres more or less.

Being the same property conveyed to NASHVILLE PROPERTY LLC by quitclaim deed of record in Instrument No. 20091103-0101443, dated October 30, 2009, said Register's Office, together with that certain abandoned to Nashville Property, LLC by virtue of that certain Metropolitan Government of Nashville and Davidson County, Tennessee Ordinance No. BL2014-749, recorded June 12, 2014 as Instrument No. 20140612-0051280 in the Register's Office for Davidson County, Tennessee.

I, Johanna L. Jumper, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me, Sue Arnett, a notary public for this county and state, Johanna L. Jumper, Esq. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-9-2014

Notary's Seal

SUE ARNETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014