ILAL DEED

SEND TAX BILLS TO:
Dreyer & Traub
90 Park Avenue
New York, NY 10016
Attn: Howard Kalka

Nashville, Tennessee
This instrument was prepared by:
Robert G. Friedman, Esq.
Dreyer and Traub
90 Park Avenue
New York, New York 10016

75-13-241 KS

1

DEED

BOOK 5834 PAGE 775

THIS DEED, dated December 22, 1981 from ILAL REALTY CORPORATION, a Delaware corporation having an address c/o Dreyer and Traub, 90 Park Avenue, New York, New York 10016 ("Grantor") to MADISON 79CO ~~[illegible]~~, a New York partnership, having an office at 90 Park Avenue, New York, New York 10016 ("Grantee");

W I T N E S S E T H:

That said Grantor, in consideration of the sum of One ($1.00) Dollar paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto Grantee, its heirs, successors and assigns, all of the right, title and interest of Grantor in and to the parcel of land described in Schedule A hereto (the "Land"), excluding the buildings, structures and other improvements now or hereafter located thereon, said interest of Grantor in the Land being a remainder interest under which fee title will vest on January 26, 2009.

SUBJECT, HOWEVER, to the Permitted Exceptions described in Schedule A hereto.

TO HAVE AND TO HOLD the Land, together with all and singular, the rights and appurtenances thereto in anywise belonging unto Grantee, its heirs, successors and assigns, forever. It is the intent of Grantor by virtue of this instrument to presently convey its remainder interest in the Land, which will vest in fee on January 26, 2009.

The Grantor does hereby bind itself, its successors and assigns, to Warrant and forever Defend all and singular the Land unto Grantee, its heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor but not otherwise.

We hereby offer this instrument for recording within the meaning of the Statutes of the State of Tennessee under TCA Code Section 67-4102, Item (S), hereby swear or affirm that the actual consideration for this transfer or value

12/29 16.80- CHECK

4927

ILAL DEED

$500.00

of the property transferred whichever is greater, is ~~$1.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers on the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Alan Blake

Hedwig Crane

ILAL REALTY CORPORATION

By: Joyce Helman
Joyce Helman, President

Attest: Gayle Farb Hirsch
Gayle Farb Hirsch,
Assistant Secretary

ACK-ILAL
JH

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

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Subscribers:
Name: JOYCE HELMAN
Corporate Office: President
Home Residence: 201 West 70th Street, New York, New York
Name: GAYLE FARB HIRSCH
Corporate Office: Assistant Secretary
Home Residence: 51 West 82nd Street, New York, New York
Corporation: ILAL REALTY CORPORATION
State of Incorporation: Delaware
Date of Instrument: December 22, 1981

BEFORE ME, the below Notary Public in and for the above County and State, duly commissioned and sworn, personally appeared the Subscribers, to me personally well known and well known to me to hold the respective corporate offices indicated above in the Corporation named above which is one of the corporations named in and executing the within instrument bearing the date set forth above, which instrument was produced to me in the County and State aforesaid, by the Subscribers who are known to me to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as its above indicated corporate officers, respectively, who, by me being duly sworn, did severally depose, say and acknowledge, on their several oaths, in my County and State aforesaid, that they respectively reside at the above-stated addresses, that they are respectively the above-stated corporate officers of said Corporation and that said Corporation executed the said instrument; that they know the seal of said Corporation; that the seal affixed to said instrument is the corporate seal of said Corporation; that they, being informed of the contents of the said instrument, signed, and sealed said instrument as such officers that they executed the same in the name and on behalf of said Corporation by order, authority and resolution of its Board of Directors and that they signed their names as such officers thereto by like order; that their signatures are in their own proper handwriting; that they executed said instrument as their free and voluntary act and deed and as the free and voluntary act and deed of said Corporation for the consideration, uses and purposes therein set forth and expressed and that they delivered the same as such.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on this 22nd day of December, 1981.

Notary Public in and for said
County and State

My Commission Expires:

ROBIN GILBERT
Notary Public, State of New York
Qualified in New York County
Commission Expires March 30, 82

ROBIN GILBERT
NOTARY PUBLIC
STATE OF NEW YORK

SCHEDULE A

I. LEGAL DESCRIPTION

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Land in the 4th Civil District of Davidson County, Tennessee, being Lot marked 3A on the Plat of the resubdivision of Reserve Parcel, Commercial Area No. 4, Hermitage Hills, of record in Plat Book 4715, page 8, Register's Office for Davidson County, Tennessee, being described according to said Plat as surveyed by Robert Lee Spears, on which surveyor's certificate, is dated June 12, 1973, as follows:

BEGINNING at an iron pin in the northwest margin of Lebanon Pike (U.S. Highway 70), said point being located 150 feet southwest of a concrete monument in the southeasterly corner of Hermitage Hills Commercial Area No. 2, of record in Book 4470, page 139, Register's Office of Davidson County, Tennessee; thence with the margin of said Lebanon Pike South 18 degrees 12 minutes West 151.08 feet to a concrete monument; thence leaving said point North 71 degrees 48 minutes West 200 feet to an iron pin in the easterly margin of Hermitage Hills Church of Christ Property; thence with said east boundary line of Hermitage Hills Church of Christ North 18 degrees 12 minutes East 151.08 feet to an iron pin; thence South 71 degrees 48 minutes East 200 feet to the point of beginning.

BEING the same premises conveyed to Am-Cal Construction Corp. by Nashville Donuts, Inc. by deed dated June 27, 1978 and recorded in Book 5307, page 165, in the Register's Office of Davidson County, Tennessee, on the 5th of July, 1978.

G 7 3 4 5 0

IDENTIF. REFERENCE

DEC 29 12 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MASTER A
OFFICE DEED
BLAKE

SCHEDULE A
(continued)

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II. PERMITTED EXCEPTIONS

1. The state of record title on December 22, 1981.

2. Mortgages of record, if any, and all covenants, agreements, rights, grants, encumbrances, leases, easements and restrictions now affecting the Land.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5834 PAGE 780

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500.00- CO	
			1.30 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	16.80-
4927A	12/29/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 73450

IDENTIF. REFERENCE

DEC 29 12 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859765