ILAL DEED-B

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 2
KA

DEED

BOOK 5834 PAGE 781
MADISON 79 Co

THIS DEED, dated December 23, 1981 from [redacted], a New York partnership having an address c/o Dreyer and Traub, 90 Park Avenue, New York, New York 10016 ("Grantor") to American Friends of Boys Town of Jerusalem, Inc., a New York not-for-profit corporation, having an office at 22 West 38th Street, New York, New York 10018 ("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

4928 12/29 16:30 CHECK

ILAL DEED-B

#500.00 BOOK 5834 PAGE 782

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.

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

Hedda H. Crane

MADISON 79 Co
[redacted]

Howard A. Kalka, partner

ACK B-GHS ASSOCIATES
JH

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

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Subscriber:
Name: HOWARD A. KALKA
Home Residence: 2 Knolls Drive, Old Westbury, New York
Type of Partner: General

Partnership:
Name: MADISON 79 CO
Type of Partnership: General
State: New York

Date of Instrument: December 23, 1981

BEFORE ME, a Notary Public in and for the above County and State, duly commissioned and sworn, personally appeared the above-named Subscriber, to me personally well known and well known to me to be a partner in the above-named Partnership which is a party to the instrument bearing the date set forth above, which instrument was produced to me in the County and State aforesaid, by the Subscriber, who is known to me to be the identical person who subscribed the name of the Partnership to the foregoing instrument who, by me being duly sworn, did severally depose, say and acknowledge, in my County and State aforesaid, that: he resides at the above-stated address; that he is the above-stated partner of the Partnership; that he, being informed of the contents of the said instrument, signed said instrument as such partner and in the name and on behalf of said Partnership; that his signature is in his own proper handwriting; that he executed said instrument as his free and voluntary act and deed and as the free and voluntary act of said Partnership for the consideration, uses and purposes therein set forth and expressed; and that he 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 23rd day of December, 1981.

Notary Public in and for said
County and State

My Commission Expires:

JOYCE HELMAN
Notary Public State of New York
No. 31-4673168
Qualified in New York County
Commission Expires March 30, 1982

MASTER A
OFFICE DEED
BLAKE

Ilal (Nashville TENN)

SCHEDULE A

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I. LEGAL DESCRIPTION

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.

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.

G. 7 3 4 5 1

IDENTIF. REFERENCE

Dec 29 12 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5834 PAGE 786

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-
4928A	12/29/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 7 3 4 5 1

IDENTIF. REFERENCE

DEC 29 12 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 859766