File 44 To be recorded-x

BOOK 5945 PAGE 330

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE .

Gerald Averbuch
Affiant

Subscribed and sworn to before me this 1st day of Oct, 1982.

Barbara J. Walker
Notary Public

My commission expires: July 21, 1984

Address new owner as follows:

Eugene Pargh
95 White Bridge Road
Suite 300
Nashville, TN 37205

Send tax bills to:

SAME

Map-Parcel Nos.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Gerald Averbuch and wife, Blossom Averbuch, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey and forever quitclaim unto Eugene Pargh, Trustee of the Blossom Averbuch Annuity Trust, his successors and assigns, thirty-three and one-third percent (33-1/3%) of all their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 1 on the plan of Judy's, as of Record in Book 4860, Page 94, Register's Office for said County, described as follows:
>
> Starting at a concrete monument approximately 357 feet from the Southern margin of West Trinity Lane, said monument being at the right of way on Brick Church Pike between the Holiday Inn property and subject property; thence South 5 degrees, 22 minutes West 73.93 feet, thence South 34 degrees 43 minutes 24 seconds East 143.70 feet to a concrete monument, thence North 82 degrees 36 minutes West 229 feet to an iron pin; thence North 7 degrees 24 minutes East 180.30 feet to an iron pin; thence South 82 degrees 36 minutes East 130 feet to the point of beginning.

Said Gerald Averbuch's and wife, Blossom Averbuch's ownership interest in the property hereinabove described being a twenty-five percent (25%) undivided interest therein, all being part of the same property conveyed to Marvin P. Friedman, Eugene

2298 10/04 6.30- CHECK

Pargh, and Gerald Averbuch and wife, Blossom Averbuch, by deed from Criag Payne, et al., Executors, and Commerce Union Bank, Trustee, of record in Book 4133, Page 511, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. There is hereby assigned to Eugene Pargh, Trustee, that interest which Gerald Averbuch and Blossom Averbuch have in that Lease originally with General Care Corp. as Lessee and subsequently assigned to Bojangles of America, Inc. as Sublessee. Gerald Averbuch and Blossom Averbuch represent and covenant that they are not in default under any provisions of said Lease. By acceptance of this deed, said Eugene Pargh, Trustee, agrees to abide by and discharge promptly all obligations imposed upon Gerald Averbuch and Blossom Averbuch as parties to said Lease for the remainder of its term and to hold harmless and indemnify them, their heirs and assigns, with respect to any liability of any nature arising or occurring subsequent to this assignment of said Lease.

WITNESS our hands this 1st day of October, 1982.

Gerald Averbuch

Blossom Averbuch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara J Holton, a Notary Public in and for said County and State, the within named Gerald Averbuch and Blossom Averbuch, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of October, 1982.

Barbara J Holton
Notary Public

My Commission Expires: July 21, 1984

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FELIX Z. MILLS, JR. REGISTER DAVIDSON COUNTY, TN
Oct 4 11 51 AM '82
IDENTIFICATION REFERENCE
1112 H