This instrument prepared by:
Stanley B. Dritz. Attorney
50 West Broad Street
Columbus, Ohio 43215

This Form furnished by Attorneys Title Company, Inc.

FROM
B & G Properties

BOOK 7679 PAGE 689

TO Eli Goldach

7922 10/18 0101 03CHECK 9.00

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eli Goldach (NAME)	Eli Goldach (NAME)	106-9-53
6251 Brooksong Circle (STREET ADDRESS OR ROUTE NUMBER)	6251 Brooksong Circle (STREET ADDRESS)	
Blacklick OH 43004 (CITY) (STATE) (P. O. ZIP)	Blacklick, OH 43004 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Stanley B. Dritz
Attorney at Law
50 West Broad Street
Columbus, Ohio 43215

STATE OF OHIO }
COUNTY OF FRANKLIN }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant Stanley B. Dritz

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Oct 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Mary Ann Corbin
Notary Public, State of Ohio
My Commission Expires 11-9-88

I hereby quitclaim to Eli Goldach

all my interest in the following land.

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of the resubdivision of Lots Nos. 2, 3, 4, and 5 of McIntyre Industrial Subdivision of record in Book 3600, page 23, and as resubdivided in Book 3600, page 99, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Band G. Properties, an Ohio Centered Partnership by S. Paul Bryant, II and N.C. Sheperd of record in Book 7083, page 750, Register's Office for Davidson County, Tennessee.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantors.

This conveyance is made subject to the following: A Deed of Trust of Record in Book 7083, page 754; a Deed of Trust of Record in Book 7083 page 758 and further;

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT A)

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Witness my hand this 11th day of October 1988.

SEAL

Band G. Properties an Ohio General Partnership

Eli Goldach, General Partner

S. Paul Bryant, II, General Partner

STATE OF OHIO

COUNTY OF FRANKLIN: ss.

Before me the undersigned, a Notary Public of the State and County Aforesaid, personally appeared Eli Goldach with whom I am personally acquainted, and who upon oath, acknowledged himself to be a partner of B & G Properties, an Ohio General Partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 11 day of October, 1988.

Murriel R Patrick
Notary Public

My Commission expires:

MURRIEL R. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APRIL 23, 1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON: ss.

Before me the undersigned, a Notary Public of the State and County Aforesaid, personally appeared S. Paul Bryant with whom I am personally acquainted, and who upon oath, acknowledged himself to be a partner of B & G Properties an Ohio General Partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and seal, this 17 day of October, 1988.

Jeanie Gordon Cundiff
Notary Public

My Commission expires:
July 9, 1989

EXHIBIT "A"

1. The Plan of record in Book 3600, page 23, resubdivided in Book 3600, page 99, shows a 30 foot minimum building setback line from Faydur Court and a 10 foot easement for public utility purposes along the rear line of said lot, and a 10 foot drainage easement along the southerly line of said lot, and a 2-1/2 x 15 foot utility anchor easement located on both front corners of said lot.

2. Subject to perpetual easements and covenants contained in deed from Robert H. McIntyre and wife, to Danstan Realty Corporation, conveying a 2.04 acre tract adjoining captioned premises on the northeast, of record in Book 2157page 487, said Register's Office, as follows:

Together with perpetual easement for ingress and egress and for loading and unloading (including parking incident to loading and unloading) trucks and other vehicles, over the strip of land 25 feet in width adjoining the above described parcel of land on the west and extending from the southerly margin of Woodycrest Avenue, now Polk, to the prolongation westerly of the southerly boundary line of said parcel of land; but subject to the right of the sellers to use said strip solely for the purpose of ingress to and egress from the other land of the sellers abutting said strip on the west and south; and the buyer may, at its option, construct a roadway over all or any part of said strip, according to such plans and specifications as shall be satisfactory to the buyer; and the sellers covenant that, from and after the time when they or their successors in title in respect of the land abutting said strip on the west or the south shall first use said strip for ingress and egress, as aforesaid, they will pay to the buyer a one-half share of all amounts thereafter paid or incurred by the Buyer for the repair, maintenance or replacement of any roadway running over said strip, and if, before the buyer shall construct such a roadway, the sellers shall construct and open a 50-foot strip in part over said strip, the buyer's easement shall be deemed to cover the entire street, and from and after the time when the buyer shall first use such street, the buyer will pay to the sellers a one-half share of all amounts thereafter paid or incurred by the sellers for the repair, maintenance or replacement of that portion of the street which abuts the buyer's land together also, with a perpetual easement for the construction, maintenance and use of a railroad spur tract over a strip of land included in other property of the sellers lying to the south of the parcel of land hereinabove described and to be conveyed to the Buyer, as aforesaid running from the L & N Railroad right-of-way to a point on the southerly boundary of the parcel of land hereinabove described conveyed as aforesaid, which point shall be approximately 105 feet westerly of the point where the southerly boundary of said parcel of land intersects the northwesterly boundary of said railroad right-of-way; the exact course and width of such easement to be determined by the L & N Railroad; subject, however, to the rights of the sellers (a) to cross said strip of land and the spur tract thereon, with an additional spur tract extending from the L & N Railroad, across the buyers spur tract, in order to serve adjacent property belonging to the sellers and (b) to spot railroad cars on the spur tract to be constructed on said strip, so long as the sellers shall not, by exercising any such rights, interfer in any manner with the buyer's use of the easement herein described.

Said covenants and easements shall run with the land and shall bind the parties hereto, their successors, heirs and assigns, and shall inure to their benefit.

7.7.003

IDENTIFICATION REFERENCE

Oct 18 1 28 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN