QUITCLAIM DEED BOOK 8899 PAGE 543

FROM: C.S. Ltd., a Tennessee General Partnership

TO: Noah Liff and Judith O. Liff, as Tenants By The Entireties, a 50% undivided interest as Tenants in Common;

Henry Sender, a 25% interest as Tenant in Common;

Eutene I. Sacks and Ruth Sacks, as Tenants By The Entireties, a 25% undivided interest as Tenants In Common.

This Instrument Was Prepared By:

Thomas Wardlaw Steele, Esq.
Suite 1103, Parkview Towers
210 25th Avenue North
Nashville, Tennessee 37203

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Address New Owners as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
c/o Henry Sender Suite 121, Parkview Towers 210 25th Avenue North Nashville, Tennessee 37203	Same	93-9-320, 93-10-17 93-10-18, 93-10-46 93-10-49, 93-10-50
		Field Book Numbers: 7W-04950, 7W-4530 7W-4550, 7W-5020 7W-5050, 7W-5060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of Dec., 1993.

NOTARY PUBLIC

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, C.S. Ltd., a Tennessee General Partnership, GRANTOR, has bargained and sold and by these presents does **transfer, convey,** and **quitclaim** all of its, and its Partners', right, title and interest in and to the real property hereinafter described on Exhibit A hereto, unto the following persons:

1. An undivided 50% interest as Tenants in Common unto Noah Liff and wife, Judith O. Liff, as Tenants by the Entireties.

2. An undivided 25% interest unto Henry Sender, as a Tenant in Common.

3. An undivided 25% interest as Tenants in Common unto Eugene I. Sacks and wife, Ruth Sacks, as Tenants by the Entireties.

This is improved property, known as Cummins Station, located at the intersection of Demonbreun Street and Tenth Avenue South, Nashville, Tennessee.

~~TO HAVE AND TO HOLD the said respective interests in said land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever.~~

This is a **Quitclaim Deed of Conveyance** only, and it is intended that GRANTOR, hereby, conveys only its entire right, title and interest in the property described in Exhibit A hereto, unto the GRANTEES as hereinabove set forth. No warranties or representations are made or given by the GRANTOR unto the GRANTEES in connection with this **Quitclaim Deed of Conveyance.**

Executed by the GRANTOR on the 29th day of March, 1993.

C.S. LTD., A Tennessee General Partnership

By: _____
Joe Kraft, Partner

_____
Louis Komisar, Partner

_____
Paschall Young, Partner

_____
Henry Sender, Partner

BORDEAUX WAREHOUSE ASSOCIATES, a Tennessee General Partnership

By: _____
Van E. Hill, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michael Cox, a Notary Public of said county and state, personally appeared Joe Kraft, Louis Komisar, Paschall Young, and Henry Sender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be a Partner of C.S. Ltd., the within named Bargainor, a Tennessee General Partnership, and that they and each of them as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by themselves as Partners.

Witness my hand and seal, at Office, in Nashville, this 29th day of March, 1993.

_____
Notary Public

My Commission Expires: _____

BOOK 8599 PAGE 545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michael Cooper, a Notary Public of said county and state, personally appeared Van E. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner (or other officer authorized to execute the instrument), of BORDEAUX WAREHOUSE ASSOCIATES, a Partner of C.S. Ltd., the within named Bargainor, a Tennessee General Partnership, and that he as such Partner acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Managing Partner of BORDEAUX WAREHOUSE ASSOCIATES, a Tennessee General Partnership, a Partner of C.S. Ltd., the within named Bargainor.

Witness my hand and seal, at Office, in Nashville, this 24th day of March, 1993.

Michael Cooper
Notary Public

My Commission Expires: [illegible]

EXHIBIT A

TRACT I

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I

Being a tract of land located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee, as being more particularly described as follows:

Being at a P.K. nail located in the westerly right of way margin of Tenth Avenue South where said right of way margin intersects the southerly right of way margin of Demonbreun Street; thence, following the westerly right of way margin of Tenth Street South and the face of the Cummins Station loading dock curb S 27 degrees, 8' 8" east the distance of 780 feet to an iron pin located in the westerly right of way margin of Palmer Place where it intersects the westerly margin of Tenth Avenue South; thence, following the westerly margin of Palmer Place S 41 degrees, 14' 39" east a distance of 160 feet to an iron pin; thence, S 48 degrees 26' 0" east the distance of 100 feet to an iron pin; thence S 65 degrees, 26' 18" east a distance of 33.8 feet to an iron pin; thence, S 82 degrees, 5' 41" east a distance of 63.96 feet to an iron pin; thence, leaving Palmer Place and following the westerly boundary of Dale Perry, Jr., and J. Grandstaff Property, S 7 degrees 53' 18" west a distance of 123.96 feet to a P.K. nail in the northerly right of way margin of Hay Street; thence, following the northerly right of way margin of Hay Street N 82 degrees 4' 0" west a distance of 75 feet to an iron pin located where the northerly margin of a ten foot alley intersects northerly right of way margin of Hays Street; thence, following the northerly margin of said alley N 49 degrees 21' 46" west a distance of 25.02 feet to an iron pin located in said alley margin where said alley becomes wider; thence, continuing with the aforementioned alley margin N 66 degrees 38' 18" west a distance of 30.76 feet to an iron pin located in said alley margin where it becomes 15 feet wide; thence, following the northerly margin of a fifteen foot alley N 49 degrees, 11' 35" west a distance of 79.79 feet to an iron pin; thence, following a curve to the right having a central angle of 7 degrees 22' 54" a radius of 1,165.89 feet for an arc distance of 150.21 feet to an iron pin; thence, following the southerly margin of a ten foot alley S 62 degrees 26' 28" west the distance of 15.47 feet to an iron pin located at the end of the ten foot alley and in the easterly boundary of the Louisville and Nashville Railroad property; thence, following said railroad boundary with a curve to the right having a central angle of 14 degrees 39' 10" a radius of 1,180.89 feet for a arc distance of 302 feet to an iron pin; thence, continuing with the easterly boundary of said railroad property and the face of the Cummins Station train loading dock N 26 degrees 58' 35" west a distance of 587.85 feet to an iron pin located in the southerly right of way margin of Demonbreun Street; thence, following said road margin N 62 degrees 47' 25" east a distance of 141.58 feet to the point of beginning.

Tract contains 156,823.5 square feet or 3.6 acres more or less.

Included in the above described tract is a ten foot alley easement or right of way as described in City Council Ordinance 0127, dated May 24, 1906 and as of record in City Council Minute Book 11, page 582, County Clerks Office of Davidson County, Tennessee.

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TRACT II

Being a tract of land being located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee, as being more particularly described as follows:

Beginning at an iron pin located in the easterly right of way margin of Tenth Avenue South where said right of way margin intersects the northerly right of way margin of Clark Place; thence, following the easterly right of way margin of Tenth Avenue South N 27 degrees 10' 26" west a distance of 130 feet to a P.K. nail; thence, leaving the margin of Tenth Avenue South N 62 degrees 54' 11" east a distance of 171.15 feet to a P.K. nail located in the westerly margin of Metro Alley #116; thence, following the westerly right of way margin of Metro Alley #116 S 26 degrees 15' 43" east a distance of 130 east to a P.K. nail located in the northerly margin of Clark Place; thence, following said margin of Clark Place S 62 degrees 53' 54" west a distance of 169.08 feet to the point of beginning.

The tract contains 22,113.5 square feet or 0.51 acres more or less.

Reference is made to the survey of the property dated September 12, 1982, prepared by American Survey and Engineering Company, 3315 Danning Drive, Nashville, Tennessee, job #83-21.

The above property was conveyed to C.S. Ltd., a Tennessee General Partnership, by Third National Bank in Nashville, by Deed of record in Book 8899, page 537, Registers Office for Davidson County, Tennessee.

RECORDERS MEMO
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