BOOK 9802 PG 281

THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY (#016220)
WESTLAKE & MARSDEN, P.C.
Third National Financial Ctr.
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $-0-.

SEP 21 PM 2:41
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0103240
IDENTIF. & REFERENCE

PICK-UP

QUITCLAIM DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
BEN-RIE, L.L.C. 2602 Lebanon Road Nashville, TN 37214		Map 95-4, Parcel 15.01 Map 95-4, Parcel 236 Map 93-16, Parcel 299

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

NOTARY PUBLIC

My Commission Expires: 8-10-98

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PERRY MOSKOVITZ, HORACE MOSKOVITZ and GOLDIE M. BIENER ("GRANTORS"), convey and quitclaim to BEN-RIE, L.L.C. ("GRANTEE"), its successors and assigns, all their right, title and interest in and to certain real property in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I:

BEING part of Lot No. 1 on the Plan of Crump Heights, as of record in Book 1424, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Lebanon Pike at a point 108.5 feet, more or less, West of the Southwest corner of the Henry Conatser property; thence, with the margin of said Pike, westwardly 20 feet to an iron pin which is 103.2 feet East of a concrete monument set at the beginning of a curve into Park Drive; thence, northwardly 278.8 feet to an iron pin in the South line of Lot No. 3, which pin is 125 feet East of Park Drive; thence, eastwardly 20 feet; thence, southwardly 278 feet, more or less, to the beginning.

BEING the same property conveyed to Horace Moskovitz and Perry W. Moskovitz, Trustees of the Marie G. Moskovitz Trust, with full power to transfer and convey without the joinder of any beneficiary, by Deed from Marie G. Moskovitz, of record in Book 3612, Page 285, Register's Office for Davidson County, Tennessee

By instrument styled Agreement to Terminate Trust, of record in Book 4333, Page 651, Register's Office for Davidson County, Tennessee, all beneficiaries of said Trust joined in and elected to terminate the Marie G. Moskovitz Trust, vesting title in Horace Moskovitz, Perry Moskovitz, Goldie Biener and Ethel M. Geringer, equally, Ethel M. Geringer having transferred her one-fourth (1/4) undivided interest to Horace Moskovitz by deed of record in Book 8001, Page 12, Register's Office for Davidson County, Tennessee.

THIS being improved property known as 2602-A Lebanon Road, Nashville, Tennessee 37214 [Map 95-4, Parcel 15.01, Field Book No. 3DZ-56045].

TRACT NO. II:

BEING part of Lot No. 1 on the Plan of Crump Heights, as of record in Book 1424, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Lebanon Pike, at the Southwest corner of the Henry Conatser Property; thence, with the margin of said Pike, westwardly 63.5 feet to a point 45 feet East of the Southeast corner of the property conveyed to Horace Moskovitz et al, Trustees, by Deed from Marie G. Moskovitz, of record in Book 3612, Page 285, said Register's Office; thence, northwardly parallel to and 45 feet East of said Trustee's easterly line, 278 feet, more or less, to the southerly line of Lot No. 4; thence, with the southerly line of Lot No. 4 and 5, eastwardly 54.8 feet to Conatser Northwest corner; thence, with his West line, South 4 degrees 36' East, 277.7 feet to the point of beginning.

BEING the same property conveyed to Horace Moskovitz and Perry W. Moskovitz, Co-Trustees for the use and benefit of the Marie G. Moskovitz Trust, by Deed from Marie G. Moskovitz, a widow, of record in Book 3909, Page 439, Register's Office for Davidson County, Tennessee. By instrument styled Agreement to Terminate Trust, of record in Book 4333, Page 651, Register's Office for Davidson County, Tennessee, all beneficiaries of said Trust joined in and elected to terminate the Marie G. Moskovitz Trust, vesting title in Horace Moskovitz, Perry Moskovitz, Goldie Biener and Ethel M. Geringer, equally, Ethel M. Geringer having transferred her one-fourth (1/4) undivided

interest to Horace Moskovitz by deed of record in Book 8001, Page 12, Register's Office for Davidson County, Tennessee.

THIS being improved property known as 2602 Lebanon Road, Nashville, Tennessee 37214 [Map 95-4, Parcel 236, Field Book No. 3DZ-56042].

TRACT NO. III:

BEING Lot No. 17 on the Plan of Hermitage Addition, Block "B", of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 50 feet on the northerly side of Fain Street and extends back 160 feet between parallel lines to an alley in the rear.

BEING the same property conveyed to Marie Moskovitz by Deed from Mrs. F. J. Page, a widow, of record in Book 919, Page 562, and by Deed from Perry W. Moskovitz and wife, Helen L. Moskovitz, of record in Book 3458, Page 603, Register's Office for Davidson County, Tennessee. The said Marie Moskovitz having since died and by Last Will and Testament of record in Will Book 102, Page 576, Probate Court for Davidson County, Tennessee, title was vested in Horace Moskovitz and Perry W. Moskovitz as Trustees of the Marie G. Moskovitz Trust. By instrument styled Agreement to Terminate Trust, of record in Book 4333, Page 651, Register's Office for Davidson County, Tennessee, all beneficiaries of said Trust joined in and elected to terminate the Marie G. Moskovitz Trust, vesting title in Horace Moskovitz, Perry Moskovitz, Goldie Biener and Ethel M. Geringer, equally, Ethel M. Geringer having transferred her one-fourth (1/4) undivided interest to Horace Moskovitz by deed of record in Book 8001, Page 12, Register's Office for Davidson County, Tennessee.

THIS being improved property known as 106 Fain Street, Nashville, Tennessee 37210 [Map 93-16, Parcel 299, Field Book No. 14W-10920].

WITNESS our hands this 15 day of Aug., 1995.

PERRY MOSKOVITZ

HORACE MOSKOVITZ

GOLDIE M. BIENER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PERRY MOSKOVITZ, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of AUG, 1995.

NOTARY PUBLIC

My Commission Expires: SEPT. 21, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HORACE MOSKOVITZ, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of AUG, 1995.

NOTARY PUBLIC

My Commission Expires: SEPT. 21, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7255 09/21 0101 03CHECK 16.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GOLDIE M. BIENER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of AUG, 1995.

NOTARY PUBLIC

My Commission Expires: SEPT. 21, 1996

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