BOOK 10135 PG 127

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this the 24 day of July, 1996

Notary Public
My Commission Expires: Nov 20, 1996

This Instrument Prepared By:
Hollins and Gordon, PLLC
Attorneys at Law
350 Deaderick Street, Suite 1905
Nashville, Tennessee 37238

This Instrument Prepared from Information provided to Hollins and Gordon, PLLC.

QUITCLAIM DEED

ADDRESS NEW OWNER:
4625 South Procyon, Suite 201
Las Vegas, NV 89103

SEND TAX BILLS TO:
SAME

Map: 106-6
Parcel: 61

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, Joan Goodman Zimmerman, an individual residing in Las Vegas, Nevada (the "Grantor"), does hereby quitclaim and convey unto Joan Goodman Zimmerman, as Trustee of the Joan Goodman Zimmerman 1988 Revocable Trust dated May 18, 1988,a California Trust (the "Grantee"), all of her right, title and interest, being a 37.00% interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the above described tracts or parcels of property unto Grantee, her heirs, successors, assigns, and representatives forever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including without limitation the following:

1. Taxes for 1996, a lien not yet due and payable.
2. Notice of State Tax Lien against Richard Green, co-owner of the subject real property, of record in Book 6633, page 52, Register's Office for Davidson County, Tennessee.
3. Notice of Federal Tax Lien against Richard Green, co-owner of the subject real property, Social Security Number [redacted]-1456, in the amount of $64,169.93, of record in Book 8560, page 251, said Register's Office.
4. Notice of Federal Tax Lien against Richard Green, co-owner of the subject real property, Social Security Number [redacted]-6276, in the amount of $22,450.08, of record in Book 8769, page 378, said Register's Office.
5. Notice of Federal Tax Lien against Richard Green, Social Security Number [redacted]-6276, in the amount of $241.06, of record in Book 9289, page 866, said Register's Office.
6. Sanitary Sewers and/or Storm Drainage easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4346, page 591, said Register's Office, together with a temporary construction easement to be abandoned upon completion of the permanent easement.
7. Covenants, conditions, reservations, provisions, options to lease, and assignments of lease, as contained in the Special Warranty Deed of record in Book 6251, page 171, said Register's Office.
8. Unrecorded lease by and between International Harvester Company, a Delaware corporation, and Muller International Trucks, Inc., as disclosed in the deed of record in Book 6251, page 171,

said Register's Office, and First Amendment of Lease dated February 22, 1984, as also disclosed by said deed.

9. Assignment of Lessor's Interest in Leases and Rents dated March 7, 1984, of record in Book 6251, page 184, said Register's Office.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 18th day of July, 1996.

GRANTOR:

Joan Goodman Zimmerman

JOAN GOODMAN ZIMMERMAN,

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, JOAN GOODMAN ZIMMERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of July, 1996

Judith M. Frischer

Notary Public

My Commission Expires: 3/3/99.

JUDITH M. FRISCHER
COMM. 1049173
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
MY COMM. EXPIRES MAR. 3, 1999

EXHIBIT A

BOOK 10135 PG 129

Land in Davidson County, Tennessee, being part Block 5 on the Map of the Charles T. Cole Subdivision of Lot NO. 1 of the James H. Foster Land, not of record, and described according to a copy of a survey thereof, made by Z. J. Wilkinson, Surveyor, March 10, 1956, as follows:

BEGINNING at the southeast corner of Murfreesboro Pike and Highland Sanitarium Road (Arlington Avenue) at an iron pin; thence with the margin of Murfreesboro Pike, South 72 degrees East, 284 feet to an iron pin; thence along a fence and hedge line, South 19 degrees West, 438 feet to an iron pin in the northerly margin of Hill Avenue; thence along said Avenue, North 72 degrees West, 282.5 feet to an iron pin at the northeast corner of said Avenue and Highland Sanitarium Road (Arlington Avenue); thence along the easterly margin of said road, North 18 degrees 45 minutes East, 438 feet to the beginning, and containing 2.85 acres.

Being the same property conveyed to Edward Goodman, Trustee for The Goodman 1981 Revocable Trust, as to an individual 37% interest;* Gary Arnold Zimmerman and Joan Goodman Zimmerman, Trustees for The Gary and Joan Zimmerman 1982 Revocable Trust, as to an undivided 40% interest; Charles Goodman and Barbara Goodman, husband and wife, as Community Property, as to an undivided 10% interest; Henry Berman and Esther Berman, husband and wife, as Community Property, as to an undivided 5% interest; Richard Green and Lorrie Green, husband and wife, as Community Property, as to an undivided 5% interest; Sigmund Zimmerman and Shirley Zimmerman, husband and wife, as Community Property, as to an undivided 3% interest, by deed from International Harvester Company, a Delaware corporation, of record in Book 6251, page 171, Register's Office for Davidson County, Tennessee.

* said individual 37% interest having been further conveyed to Joan Goodman Zimmerman by deed from Joan Goodman Zimmerman, Successor Trustee for Edward Goodman, Trustee, deceased, for The Goodman 1981 Revocable Trust, of record in Book 10135 page 114, Register's Office for Davidson County, Tennessee.

0208130

IDENTIF. ↑ REFERENCE

96 JUL 29 AM 10: 35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0155 07/29 0101 03CHECK 12.00