Box 44

BOOK 10258 PG 31

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Affiant

Subscribed and sworn to before me, this 1st day of June, 1995.

Notary Public

My Commission Expires: 3-22-97

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North, Third Floor
P. O. Box 198888
Nashville, TN 37219-8888
(615) 244-4994

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Granada LLC P. O. Box 1182 Nashville, TN 37202	Same	Map 82-4 Parcel s 264, 265 & 408

INSTRUMENT OF CONVEYANCE

KNOW ALL PERSONS by these presents that Edward C. Dunn, Trustee of the trust established by Irrevocable Trust Agreement dated June 1, 1965 between Noah Liff as grantor and Joe Kraft as trustee, which agreement is of record in the Davidson County Register's Office at Book 3975, page 909 (the "trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination of the trust and the distribution of its assets, hereby gives, transfers, conveys, assigns, releases, remises, quitclaims and otherwise transfers unto Granada LLC, a Tennessee limited liability company, all right, title

and interest of Edward C. Dunn, Trustee and of the trust in and to the property described on Exhibit A attached hereto. The provisions of Exhibit A are incorporated herein by reference.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1 day of June, 1995.

Edward C. Dunn, Trustee

STATE OF NEW YORK)
COUNTY OF NY NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward C. Dunn, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of June, 1995.

MARSHALL BROWNE
Notary Public, State of New York
No. 01BR5043526
Qualified in New York County
Commission Expires 5-8-97

Notary Public

My Commission Expires: 5-8-97

LICENSING SERVICES
OCT 25 19..
NO FEE RECEIVED

Exhibit A

Description of Property

TRACT 1:
A tract of land in Davidson County, Tennessee, described according to a survey made by Dixie Engineering Associates, dated October 3, 1972, as follows:

Beginning at a point, a concrete monument, in the easterly margin of the Louisville and Nashville Railway Right-of-Way and the westerly margin of Ellington Parkway, said point being the point of beginning of the property herein described; thence with the easterly margin of the said Louisville and Nashville Railway, North 28°-15' East, 1,049.68 feet to a point, an iron pin; thence South 61°-45' East, 564.40 feet to a point, an iron pin; thence North 53°-50'-24" East, 69.29 feet to a point, a concrete monument, said point being on the westerly margin of Ellington Parkway; thence with said westerly margin of Ellington Parkway, South 36°-09'-36" East, 35.00 feet to a point, a concrete monument; thence South 53°-50'-24" West, 298.35 feet with the westerly margin of Ellington Parkway to a point, a concrete monument, said point being the point of curvature of a curve to the right of 708.66 feet; thence with said curve of 708.66 foot radius, a distance of 270.12 feet to a point, a concrete monument, on the westerly margin of Ellington Parkway; thence with the westerly margin of Ellington Parkway, South 75°-40'-48" West, 195.89 feet to a point, a concrete monument, said point being the point of curvature of a curve to the left of 693.62 feet; thence with said curve of 693.62 foot radius, a distance of 454.45 feet to a point, a concrete monument on the westerly margin of Ellington Parkway; thence with the westerly margin of Ellington Parkway, South 38°-08'-26" West, 69.65 feet to the point of beginning, and containing 6.67 acres, more or less.

Tract 1 being the same property conveyed to Edward C. Dunn, Substitute Trustee of the Liff Trust, under the Irrevocable Trust Agreement of record in Book 3975, page 909, Register's Office for Davidson County, Tennessee, by deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (Tennessee), a Tennessee corporation, of record in Book 8923, page 63, Register's Office for Davidson County, Tennessee. Said Irrevocable Trust Agreement was modified by instrument of record in Book 4012, page 932, said Register's Office, to replace the original trustee and was further modified by instrument of record in Book 6232, Page 436, said Register's Office, to name Edward C. Dunn as Trustee, thereby replacing the previous trustee. Edward C. Dunn is sometimes referred to as the "Trustee" of said Liff Trust and at other times referred to as "Substitute Trustee" of said Liff Trust, but such references are one and the same, are interchangeable, and refer to the same trustee and the same trust.

TRACT 2:
Being a tract of land lying in the 2nd Civil District, Davidson County, Tennessee, being Parcel 264 on Metropolitan Property Map 82-4, Register's Office of Davidson County, and more particularly described as follows:

1. Beginning at an iron pin in the easterly margin of the Louisville and Nashville Railroad right-of-way, said iron pin being where the easterly margin of the Louisville and Nashville Railroad right-of-way intersects the southerly right-of-way of Granada Avenue; thence,

2. With the southerly right-of-way of Granada Avenue, S 82° 40' 36" E, 560.57 feet to an iron pin; thence,

3. Leaving the southerly right-of-way of Granada Avenue, S 08° 01' 57" W, 150.00 feet to an iron pin; thence,

4. S 08° 01' 57" W, 227.19 feet to a fence corner, said fence corner falling in the northerly line of an access road; thence,

5. With the northerly line of the access road and with a curve, said curve having a central angle of 1° 24' 22" and a radius of 1858.2081 feet, a distance of 45.605 feet to an iron pin; thence,

6. N 36° 15' 40" W, 20.00 feet to an iron pin; thence,

7. S 53° 44' 34" W, 100.00 feet to an iron pin; thence,

8. S 36° 15' 40" E, 20.00 feet to a concrete monument; thence,

9. S 53° 44' 19" W, 64.47 feet to an iron pin; thence,

10. N 61° 46' 25" W, 565.43 feet to an iron pin in the easterly margin of the Louisville and Nashville Railroad right-of-way; thence,

11. With the easterly margin of the Louisville and Nashville Railroad right-of-way, N 28° 13' 35" E, 344.49 feet to the point of beginning and containing 6.207 acres.

TRACT 3:
Being a tract of land lying in the 2nd Civil District, Davidson County, Tennessee, being Parcel 265 on Metropolitan Property Map 82-4, Register's Office of Davidson County, and more particularly described as follows:

1. Beginning at an iron pin in the southerly right-of-way of Granada Avenue, said iron pin being S 82° 40' 36" E, a distance of 560.57 feet from the iron pin located at the intersection of the easterly margin of the right-of-way of the Louisville and Nashville Railroad, and the southerly right-of-way of Granada Avenue; thence,

2. Continuing with the southerly right-of-way of Granada Avenue, S 82° 40' 36" E, 55.00 feet to an iron pin; thence,

3. Leaving the southerly right-of-way of Granada Avenue, S 08° 01' 57" W, 60.04 feet to an iron pin; thence,

4. S 82° 34' 21" E, 131.00 feet to an iron pin in the westerly right-of-way of Apex Street; thence,

5. With the westerly right-of-way of Apex Street, S 04° 34' 17" W, 14.99 feet to an iron pin in concrete; thence,

6. Leaving the westerly right-of-way of Apex Street, N 82° 34' 21" W, 136.90 feet to an iron pin; thence,

7. S 08° 01' 57" W, 75.00 feet to an iron pin; thence,

8. N 82° 40' 36" W, 50.00 feet to an iron pin; thence,

9. N 08° 01' 57" E, 150.00 feet to the point of beginning and containing 0.2259 acres.

Tracts 2 and 3 being the same property conveyed to: (a) Richard J. Eskind, Substitute Trustee of the Liff Trust, under the Irrevocable Trust Agreement dated June 1, 1995, by and between Noah Liff, as grantor and Joe Kraft, as Trustee, said Irrevocable Trust Agreement and Appointment of Substitute Trustee being of record in Book 3975, page 909, and Book 4012, page 932, respectively, Register's Office for Davidson County, Tennessee, (b) Richard J. Eskind, Substitute Trustee, under an Irrevocable Trust Agreement, dated June 1, 1965, by and between Mitchell Magid, as grantor, and Joe Kraft, as Trustee, said Irrevocable Trust Agreement and Appointment of Substitute Trustee being of record in Book 3975, page 923, and Book 4386, page 602, respectively, said Register's Office, (c) Shirley Freeman, and (d) Faye Freeman Serkin; by deed from Blue Bell, Inc., of record in Book 6147, page 427, said Register's Office. By instrument of record in Book 6232, page 636, said Register's Office, the said Richard J. Eskind, Substitute Trustee, of the Liff Trust, was replaced by Edward C. Dunn, Substitute Trustee. By deed from Larry H. Snedecker, Substitute Trustee under the Irrevocable Trust Agreement dated June 1, 1965, of reord in Book 3975, page 923, Register's Office for

Davidson County, Tennessee (the Magid Trust), Shirley Freeman Speyer, and Faye Freeman Serkin conveyed all of their right, title and interest in and to Tracts 2 and 3 and all then-existing leases encumbering said tracts to Edward C. Dunn, Substitute Trustee, of the Liff Trust, by deed of record in Book 8959, page 460, said Register's Office. Edward C. Dunn is sometimes referred to as the "Trustee" of said Liff Trust and at other times referred to as "Substitute Trustee" of said Liff Trust, but such references are one and the same, are interchangeable, and refer to the same trustee and the same trust.

Together with all right, title and interest which Edward C. Dunn, Trustee of the Liff Trust, has or owns in any leases encumbering all or part of the three Tracts described above.

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0246163
IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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