BOX 482

Address New Owner(s):
Morris Massry and Norman Massry
c/o Tri City Rentals
2 Tower Place
Albany, New York 12203

Send Tax Bills to:
Same

Map: 120-1
Parcel: 133

Davidson County DEEDQC
Recvd: 02/23/01 14:37 5pgs
Fees:22.00 Taxes:0.00
20010223-0017243

QUIT CLAIM DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

That **CAMEO ESTATES,** a New York general partnership with an address for the transaction of business c/o Tri City Rentals, 2 Tower Place, Albany, New York 12203 (the "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by **MORRIS MASSRY AND NORMAN MASSRY**, both having an office c/o Tri City Rentals, 2 Tower Place, Albany, New York 12203 (collectively, the "Grantees"), as Tenants in Common, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY all of its right, title an interest unto the Grantee herein as to that certain property (the "Property") lying and being situated in Davidson County, Tennessee, described as follows, to wit:

ALL of the Grantor's undivided sixty-six and two-thirds (66 2/3%) percent fee interest in the following described land in Davidson County, Tennessee, to wit:

ALL OF THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company, Inc., dated February 1, 1968, as follows:

BEGINNING at an existing iron pin in the northerly margin of Vultee Boulevard, said pin being 295 feet westerly from the southwest corner of Miro Meadows Subdivision as of record in Plat Book 1424, page 95, Register's Office for Davidson County; thence with the northerly margin of Vultee Boulevard, North 81° 20' West a distance of 198.9 feet to an existing iron pin; thence North 73° 44' West a distance of 144.3 feet to an existing iron pin; thence North 3° 57' West a distance of 644.7 feet to an existing iron pin; thence North 88° 30' East a distance of 193.9 feet to a cedar post; thence North 88° 58' East a distance of 516.8 feet to an iron pin by Turner Engineering Company; thence South 2° 54' West a distance of 180.06 feet to an existing concrete monument and continuing on a total distance of 502.4 feet to an existing iron pin; thence North 89° 19' West a distance of 302.1 feet to an existing

iron pin; thence South 0° 56' West a distance of 230.0 feet to the point of beginning, and containing 9.27 acres, more or less.

The respective interest of the Grantees is as follows: Norman Massry shall be the owner of a fifty (50%) percent undivided interest and Morris Massry shall be the owner of a sixteen and two-thirds (16 2/3%) percent undivided interest.

BEING THE SAME PREMISES described in a Warranty Deed from Leland R. Speed, Managing Trustee of EastGroup Properties, a Maryland Real Estate Investment Trust, to Cameo Estates and Morris Massry, dated April 7, 1988, recorded in the Davidson County Register's office in Book 7514 at Page 423.

THIS CONVEYANCE is made subject to:

1) All unpaid Ad valorem taxes.
2) Agreement for Dedication of Sanitary Sewer and/or Storm Drainage, of record in Book 4211, page 267, Register's Office for Davidson County, Tennessee.

3) Terms and Provisions of Agreement of Lease, dated August 8, 1969, between Arthur W. Viner, et al., Trustees under Declaration of Trust, dated January 15, 1969, establishing Second ICM Realty, as Landlord, and the Williamsburg Corporation, as Tenant, a memorandum of which appears of record in Book 4338, page 212, Register's Office of Davidson County, Tennessee, said lease having been assigned to Sidney Albert and Irving Kirsch, co-partners, d/b/a E. B. Realty by instrument of record in Book 4358, page 215, Register's Office for Davidson County, Tennessee.

4) Deed of Trust, Assignment of Rents and Security Agreement to Jack F. King, Jr., Trustee of record in Book 7437, page 134, Register's Office for Davidson County, Tennessee.

5) Agreement and modification of Deed of Trust between E. B. Realty, Commonwealth Life Insurance Company, and Cameo Estates, and Morris Massry, filed in the Register's Office for Davidson County, Tennessee in Book 7524, Page 579.

6) Assignment of Deed of Trust, Assignment of Rents and Security Agreement by Commonwealth Life Insurance Company to Peoples Security Life Insurance Company, filed in the Register's Office for Davidson County, Tennessee on December 31, 1988 in Book 9314, Page 595.

7) Assignment of Deed of Trust , Assignment of Rents and Security Agreement from Peoples Security Life Insurance Company to Republic National Bank of New York, filed in the Register's Office for Davidson County, Tennessee on December 23, 1997 in Book 10733, Page 473.

8) Deed of Trust Modification Agreement between E. B. Realty (Trustor), Cameo Estates, and Morris Massry (Fee Owner), W. Emmett Martson (Trustee) and Republic Natinal Bank of new York (Beneficiary) dated as of December 22, 1997, filed on December 23, 1997 in the Register's Office for Davidson County, Tennessee in Book 10733, Page 476.

9) Amended and Restated Deed of Trust, Assignment of Rents and Security Agreement by E. B. Realty (Trustor), Cameo Estates and Morris Massry (Fee Owner), W. Emmett Marston (Trustee), and Republic National Bank of New York (Beneficiary), filed in the Register's Office for Davidson County, Tennessee on December 23, 1997 in Book 10733, Page 525.

10) Assignment of Leases and Rents (Deed of Trust) by E. B. Realty in favor of Republic National Bank of New York filed in the Register's Office for Davidson county, Tennessee on December 23, 1997 in Book 10733, Page 565.

11) Assignment of Leases and Rents (Deed of Trust) by Cameo Estates and Morris Massry in favor of Republic National Bank of New York filed in the Register's Office for Davidson County, Tennessee on December 23, 1997 in Book 10733, Page 576.

12) UCC - 1 Financing Statement by Cameo Estates and Morris Massry, as Debtor to Republic National Bank of New York, as Secured Party, file number E0050423 filed January 7, 1998 in Register's Office for Davidson County, Tennessee.

13) UCC - 1 Financing Statement by E. B. Realty, as Debtor to Republic National Bank of New York, as Secured Party, file number E0050422 filed January 7, 1998 in Register's Office for Davidson County, Tennessee

14) All other matters of record.

This is improved property, known as 1150 Vultee Boulevard.

SUBJECT to all covenants, restrictions, easements, mortgages, and conditions of record, and subject also to any other matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed this deed as of the day and year first above written.

CAMEO ESTATES

BY: THE SIDNEY ALBERT TRUST, Partner

By: _____
MARVIN I. HONIG, Trustee

By: _____
ISADORE CASSUTO, Trustee

By: _____
CHARLES E. GREGORY, JR., Trustee

BY: THE IRVING KIRSCH TRUST, Partner

By: _____
MARVIN I. HONIG, Trustee

By: _____
ISADORE CASSUTO, Trustee

By: _____
CHARLES E. GREGORY, JR., Trustee

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

On this 14th day of February, 2001, before me the undersigned, a Notary Public in and for said State of New York, personally appeared MARVIN I. HONIG, ISADORE CASSUTO, and CHARLES E. GREGORY, JR., personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instruments and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instruments, the individuals, or person upon behalf of which the individual acted, executed the instrument.

Marilyn Martin
Notary Public

MARILYN MARTIN
Notary Public, State of New York
Qualified in Schenectady County
Reg. No. 01MA6004463
Commission Expires March 23, 2002

Record and Return to:

Paul J. Goldman, Esq.
Segel, Goldman, Mazzotta & Siegel, P.C.
5 Washington Square
Washington Avenue Extension
Albany, New York 12205