Box 35
4R

This instrument prepared by:
Yale K. Riley
Chicago Title Insurance Company
414 Union Street, Suite 1800
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/29/01 14:10 3pgs
Fees:15.00 Taxes:962.00
20010529-0055212

LIMITED WARRANTY DEED

Address of New Owner:
Corner Partnership, a Tennessee G.P.
c/o Laurence M. Papel, Esquire
Baker Donelson Bearman & Caldwell
211 Commerce Street, Suite 1000
Nashville, TN 37201

Send Tax Bills to:

SAME

Map No. 83-9
Parcel43

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, One Liberty Properties, Inc., a Maryland corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Corner Partnership, a Tennessee general partnership, Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

STATE OF New York
COUNTY OF Nassau

Subscribed and sworn to before me this the 25th day of May, 2001

My commission expires: 2/24/03
(Affix Seal)

The actual consideration or value, whichever is greater, for this transfer is $ 260,000.00.

Affiant

Notary Public

This is improved property, known as 1101 Gartland Avenue (a/k/a 301 Gallatin Road) Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it.

Grantor further covenants and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

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.

Witness our hand this 25th day of May, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

One Liberty Properties, Inc.

By: Jeffrey Fishman
Its: President

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, Richard M. Figueroa, a Notary Public in and for said County and State, Jeffrey Fishman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the President of One Liberty Properties, Inc., a Maryland corporation, the within named bargainor, and that, being so authorized, he executed the within instrument in said capacity for the purposes therein contained.

Witness my hand and official seal at 12:00 p.m., this 25th day of May, 2001.

Notary Public

My Commission Expires:

RICHARD M. FIGUEROA
Notary Public, State of New York
No. 02FI5073484
Qualified in New York County
Commission Expires Feb. 24, 2003

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 12 and the westerly 42 feet of Lot No. 13 on the Map of Bellview, of record in Book 332, page 109, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin in the intersection of the northerly R.O.W. margin of Gartland Avenue and the easterly R.O.W. margin of 11th Avenue, North; thence with said R.O.W. of 11th Avenue, North, N 16° 45' 20" W 89.77 feet to a point; thence N 12° 39' 26" W 29.03 feet to a point; thence N 9° 26' 10" W 42.21 feet to a point in the southern margin of a 15 foot alley; thence N 83° 15' 41" E 113.86 feet to an iron pin; thence S 8° 05' 08" E 158.76 feet to an iron pin in the northern R.O.W. margin of Gartland Avenue; thence with said R.O.W. S 82° 50' 02" W 97.0 feet to the point of beginning.

Being the same property conveyed to One Liberty Properties, Inc., a Maryland corporation, by deed from Golden Plaza (812) Associates, a New York general partnership, of record in Book 7350, page 759, Register's Office for Davidson County, Tennessee.