Printers Alley Garage

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This Instrument Prepared By:
Daniel K. Wright, II, Esq.
Arter & Hadden LLP
1100 Huntington Building
925 Euclid Avenue
Cleveland, Ohio 44115-1475

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,300,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 2001.
Deputy Register

Davidson County DEEDWARR
Recvd: 07/02/01 15:41 4pgs
Fees:23.00 Taxes:19610.00
20010702-0069950

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Printers Alley Garage LLC at c/o Armand Lasky 336 Atlantic Avenue, 3rd Floor East Rockaway, New York 11518	Same as New Owner	93-2-3-168

DEED

THIS DEED ("Deed") is made as of the 20th day of June, 2001 by PRINTERS ALLEY VENTURE LLC, a Delaware limited liability company, having an office at c/o Radiant Ventures I, L.L.C., 1212 Avenue of the Americas, 18th Floor, New York, New York 10036 (hereinafter referred to as "Grantor"), in favor of PRINTERS ALLEY GARAGE LLC, a Tennessee limited liability company, having its principal place of business and tax mailing address at c/o Jehoshua Graff, Esq., Sukenik Segal & Graff, P.C., 417 Fifth Avenue, New York, New York 10016 ("Grantee").

WITNESSETH THAT:

For valuable consideration of Five Million Three Hundred Thousand Dollars ($5,300,000.00) and other good and valuable consideration,, the receipt and legal sufficiency of all of which are hereby acknowledged, Grantor has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Grantee, and Grantee's heirs, successors and assigns, forever, all of Grantor's right, title and interest in and to the real property described in Exhibit "A", attached hereto and made a part hereof (the "Property"), subject to the matters referred to in Exhibit "B", attached hereto and made a part hereof, and in the documents referred to therein (collectively, the "Permitted Exceptions").

Street Address: 314 Church Street, Nashville, Tennessee

Source Instrument Reference: Instrument No. 20010314-0024533, Davidson County, Tennessee, records

The above described property is improved property.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, in fee simple forever, subject to the Permitted Exceptions.

587515.4

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all person claming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed as of the date first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Elizabeth M Suydam

Print Name: Elizabeth M Suydam

Terrie F. Levitt

Print Name: TERRIE F. LEVITT

PRINTERS ALLEY VENTURE LLC,
a Delaware limited liability company
By: Radiant Realty LLC, a Delaware limited liability company, as manager
By: Radiant Ventures I, L.L.C., a Delaware limited liability company, as sole member
By: Radiant Investors LLC, a Delaware limited liability company, as managing member

By: _____
David Schonberger, member

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

The undersigned, a Notary Public in and for said County and State, duly commissioned, qualified and acting to take acknowledgments within and for said County and State, does hereby certify that PRINTERS ALLEY VENTURE, LLC, a Delaware limited liability company, by Radiant Realty LLC, a Delaware limited liability company, its manager, by Radiant Ventures I, L.L.C., a Delaware limited liability company, its sole member, by Radiant Investors LLC, a Delaware limited liability company, its managing member, by David Schonberger, its member, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person on the date set forth below and being first duly sworn, did upon oath acknowledge that he/she did sign the foregoing instrument as such in the aforesaid capacity on behalf of said limited liability companies, and is duly authorized to do so for, on behalf of, and in the name of said limited liability companies, and that the same is the free act and deed of said limited liability companies, and his free act and deed individually and as such member, and that he so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of June, 2001.

Elizabeth M Suydam
Notary Public
My commission expires: 11/8/05

NOTARIAL SEAL
STATE OF OHIO

ELIZABETH M. SUYDAM
Notary Public, State of Ohio
My Commission Expires 11/08/05

Attached: Exhibit A - Legal Description
Exhibit B: Permitted Exceptions

587515.4

EXHIBIT A

TO

DEED

LEGAL DESCRIPTION

Land situated in the State of Tennessee, County of Davidson, more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, generally located west of Third Avenue North and North of Church Street, said parcel being a portion of Lot 41 on the original plan of the Town of Nashville and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of Third Avenue North and the northerly right-of-way line of Church Street;

THENCE, with said northerly right-of-way line of Church Street, S 59° 39' 08" W, 175.26 feet to the easterly right-of-way line of Printers Alley;

THENCE, with said easterly right-of-way line of Printers Alley, N 30°14' 27" W, 100.67 feet;

THENCE, leaving said right-of-way line, N 59°29' 43" E, 175.29 feet to the westerly right-of-way line of Third Avenue North;

THENCE, with said westerly right-of-way line of Third Avenue North, S 30°13' 32" E, 101.15 feet to the point of beginning.

Said description is based upon a survey dated June 30, 1998, last revised May 22. 2001, File No. 14089-04 by Ronald W. Ferguson, RLS No. 1972, Barge Waggoner Sumner & Cannon, Inc., Nashville, Tennessee.

Being the same property conveyed to Printers Alley Venture LLC by deed from Printer's Alley Garage, LLC of record in Instrument No. 20010314-0024533, Register's Office for Davidson County, Tennessee.

[End of Exhibit A]

EXHIBIT B

TO

DEED

PERMITTED TITLE EXCEPTIONS
PRINTERS ALLEY GARAGE

1. All streets and public rights-of-way.

2. All applicable laws, ordinances, rules, regulations, codes, orders and requirements of any federal, state, or local governmental authority, including without limitation, the Americans With Disability Act of 1990, and regulations promulgated thereunder.

3. All real estate taxes and assessments, general and special, not due and payable as of the date hereof.

4. Matters disclosed by A.L.T.A./A.C.S.M. Land Title Survey dated June 30, 1998, last revised May 22, 2001, File No. 14089-04 prepared by Robert Ferguson, Professional Land Surveyor No. 1972, of Barge Waggoner Sumner and Cannon Inc., which do not prohibit or materially restrict the use of the Property as a multi-level parking garage.

5. All leases, subleases, licenses, concessions and other agreements to which Seller is a party relating to the occupancy of any portion of the subject property for parking of automobiles that are terminable upon 30 days notice or less and any amendments or modifications thereto.

6. Unrecorded leases previously disclosed by Grantor to Grantee.

7. Lease dated December 23, 1998, by and between Printer's Alley Garage, LLC, and World Finance Corporation of Tennessee d.b.a. General Credit filed of record October 9, 1996 in Volume 10220, Page 553, as amended by that certain First Amendment and Supplement to Lease dated October 23, 2000, by and between Printer's Alley Garage, LLC, and World Finance Corporation of Tennessee as assigned by that certain Assignment and Assumption of Leases dated March 6, 2001, by and between Printer's Alley Garage, L.L.C., and Printers Alley Venture LLC.

[End of Exhibit B]