THIS INSTRUMENT PREPARED BY:
GULLETT, SANFORD, ROBINSON
& MARTIN, PLLC
230 Fourth Avenue, North
Third Floor
P. O. Box 198888
Nashville, Tennessee 37219
(615) 244-4994

Davidson County DEEDQC
Recvd: 04/19/02 08:08 12pgs
Fees:62.00 Taxes:0.00
20020419-0048653

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

Loretta Nora Garfinkle
AFFIANT

Subscribed and sworn to before me this 12th day of April, 2002.

Carol A. Bach-Stelle
Notary Public

My Commission Expires: 11/1/03

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel S. Garfinkle 411 West Hillwood Drive Nashville, TN 37205	- SAME -	092-02-449

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Loretta Nora Garfinkle, Executrix of the Estate of Alan Garfinkle, deceased (the "decedent"), 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 distribution of the estate of the decedent pursuant to the

specific devise in Item III of the decedent's will, a copy of which is attached as Exhibit A, which was duly admitted to probate by Order dated March 1, 2002, a copy of which is attached as Exhibit B, in Davidson County, Tennessee, and recorded in Will Book 3485, page 642044, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Joel S. Garfinkle, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit C attached hereto and incorporated herein by reference.

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

WITNESS my hand this 15th day of April, 2002.

Loretta Nora Garfinkle, Executrix

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loretta Nora Garfinkle, Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2002.

Carol L. Ball
Notary Public

My Commission Expires: 11/1/03

176929.1

02P368

FILED
2002 MAR -1 AM 9:21
RICHARD R. ROOKER, CLERK
D.C.

Exhibit A

Last Will and Testament of

ALAN GARFINKLE

I, ALAN GARFINKLE, of the City of Baltimore, State of Maryland, being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this as and for my Last Will and Testament, hereby revoking all other Wills and Codicils and other Testamentary Dispositions heretofore made by me.

ITEM I. I direct my Personal Representatives, hereinafter named, to pay from my estate all taxes accrued during my lifetime, all of my just debts, administration expenses and funeral expenses, regardless of statutory limitations with respect to funeral expenses. I also direct and empower my Personal Representatives to arrange the details of my funeral and to expend such sum or sums from my estate as they may deem advisable and proper for my burial, and for the purchase of a burial lot and the purchase and erection of a suitable gravestone, marker or monument, if I have not made arrangements for same during my lifetime. I further direct that all death taxes (including inheritance taxes, federal estate taxes, Maryland estate taxes and all other similar taxes payable by reason of my death) shall be paid out of the principal of my residuary estate, and that no person shall be required or called upon by my Personal Representatives to contribute to the payment of any portion of such taxes.

ITEM II. I give, devise and bequeath unto the National Epilepsy Foundation the sum of Five hundred dollars.

I give, devise and bequeath unto the Sheppard-Enoch Pratt Hospital the sum of Five hundred dollars.

I give, devise and bequeath unto the National Cancer Society the sum of two hundred fifty dollars.

I give, devise and bequeath unto Har-Sinai Temple in Baltimore the sum of Two hundred fifty dollars.

ITEM III. I give, devise and bequeath unto my brother, Joel Stanley Garfinkle of Nashville, the real property and any improvements thereon being known as 2423 Eden Street, Nashville, Tennessee, and the real property and improvements thereon known as 1705 Eighth Avenue North, Nashville, Tennessee.

ITEM IV. I give, devise and bequeath unto my brother, Robert Martin Garfinkle, all of my law books, law artifacts, furniture and furnishings located in my law office.

ITEM V. All the rest, residue and remainder of my estate, both real, personal and mixed of which I may own at the time of my death or over which I may have a power of testamentary disposition, including but not limited to, all property located in the States of Tennessee and Maryland, all personal property, including stocks, bonds, bank accounts and any life insurance, unto my beloved wife, Loretta Nora Garfinkle, absolutely. In the event my beloved wife, Loretta Nora Garfinkle, should predecease me, then I leave all the rest, residue and remainder of my estate unto my brothers, Joel Stanley Garfinkle and Robert Martin Garfinkle, share and share alike per stirpes.

ITEM IV. I hereby appoint my beloved wife, Loretta Nora Garfinkle and my brother, Joel Stanley Garfinkle, to be Personal Representatives of this my Last Will and Testament, and having complete confidence in them, I desire that they be excused from the necessity of giving bond for the faithful performance of their duties, other than the amount of bond required by law to secure the payment of all debts, taxes and assessments properly chargeable to my estate.

I hereby confer upon my Personal Representatives full power in their discretion to do any and all things necessary for the complete administration of my estate, including but not limited to the power to sell real or personal property belonging to my estate at public or private sale; to invest, reinvest, mortgage, lease, compromise and settle all claims charged and demands against or in favor of my estate, to vote at stockholders' meeting, either in person or by proxy, the stock of any corporation which may be owned by my estate, without application to the Orphan's Court of Baltimore City

or any other court in respect to any of said powers, as fully as I could do, if living. All powers and discretions conferred upon my Personal Representatives by this Will shall pass to be exercisable by any Administrator, or any other successors.

IN WITNESS WHEREOF, I hereunto subscribe may name and affix my seal this 4th day of March in the year one thousand, nine hundred and seventy-five.

Alan Garfinkle (S

Alan Garfinkle

SIGNED, SEALED, PUBLISHED and DECLARED, by Alan Garfinkle, the above named Testator, as and for his Last Will and Testament, in the presence of us, who, at his request, in his presence and in the presence of each other, hereunto subscribe our names as witnesses.

Name

1 E. Pleasant St. 21202
Address

Name

2603 Brendan Ave.
Address 21213

In the Orphans' Court of Baltimore City: 55194

The Register of Wills for Baltimore City, after having carefully examined the above Last Will and Testament of,

ALAN GARFINKLE,

late of Baltimore City, deceased, and also evidence adduced as to its validity, Orders and Decrees, this

5th day of **January**, **2001**,

that the same be admitted in this court as the true and genuine Last Will and Testament of the said

ALAN GARFINKLE, deceased.

/s/ Mary W. Conway
Register of Wills for Baltimore City
per bs

WilProb2
7/96

STATE OF MARYLAND

THE SUBSCRIBER, Register of Wills for Baltimore City, doth hereby certify to all persons who may be interested that it appears by the Records of this office, that **LETTERS of ADMINISTRATION** in the estate of **ALAN GARFINKLE**, deceased were granted on the 5th day of January in the year of our Lord 2001 to LORETTA NORA GARFINKLE. (The Will of the deceased was probated on 01/05/2001.)

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of my office, this 11th day of January in the year of our Lord 2002.

TEST:

Mary W. Conaway

Register of Wills for Baltimore City per bs

Maryland, Sct.

I, **JOYCE M. BAYLOR-THOMPSON**, Chief Judge of the Orphans' Court of Baltimore City, in the state aforesaid, do certify that the aforegoing Attestation of **MARY W. CONAWAY**, Register of Wills for said City, is in due form and by the duly elected official, who is the custodian of the records and papers of the Orphans' Court of Baltimore City, and is now in office.

Given under my hand this 11th day January of in the year of our Lord 2002.

Joyce M Baylor-Thompson

Chief Judge of Orphans' Court

JUDGE

State of Maryland, to wit:

I, **MARY W. CONAWAY**, Register of Wills for Baltimore City, hereby certify that the Honorable **JOYCE M. BAYLOR-THOMPSON** by whom the above certificate was given and who hath thereto subscribed her name, was, at the time of so doing, Chief Judge of the Orphans' Court of Baltimore City, duly appointed by the Governor, commissioned and qualified and is now in office.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix seal of the said Court, this 11th day of January in the year of our Lord 2002.

TEST:

Mary W. Conaway

Register of Wills for Baltimore City per bs

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the WILL BK. 3485, PG. 642044 heretofore entered in the PROBATE SEVENTH Circuit Court for Davidson County, Tennessee, on the 01 day of MARCH , 2002 , in the Case Number 02P368 between GARFINKLE, LORETTA NORA Petitioner, and GARFINKLE, ALAN Respondent.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 07 day of MARCH in the year two thousand two and in the 225th year of American Independence.

RICHARD R. ROOKER, Clerk,



SEAL

By Patty Jack
Deputy Clerk

EXHIBIT B

FILED

02 MAR 14 P 3:25

RICHARD R. ROOKER, CLERK

D.C.

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:

ESTATE OF ALAN GARFINKLE, DECEASED

No. 02P368

ORDER

This cause came on to be heard on the 1st day of March, 2002, before Robert H. Bradshaw, Jr., Probate Master, upon the Petition of Loretta Nora Garfinkle that an authenticated copy of the Last Will and Testament of Alan Garfinkle, deceased, as heretofore admitted to probate in Maryland, be admitted to probate here for the purpose of undertaking an ancillary administration in Tennessee to establish muniment of title to real estate as authorized in Tennessee Code Annotated §32-2-111 without Letters Testamentary or a formal estate administration.

It appearing to the Court that the deceased, Alan Garfinkle, was a resident of Baltimore City, Maryland, and he died on December 23, 2000; that the Last Will and Testament of Alan Garfinkle, deceased, was admitted to probate by the Orphans' Court, Baltimore City, Maryland, on January 5, 2001; that Loretta Nora Garfinkle qualified as the Maryland Executrix of the Estate of Alan Garfinkle, deceased; that the said Alan Garfinkle was the owner of certain real property located in Davidson County, Tennessee; and that it is not necessary for the Tennessee estate of the deceased to be administered, but merely to have the decedent's Will admitted to probate only as a muniment of title to evidence the vesting of title in the decedent's Tennessee real estate in the devisees of said realty under the Will.

It is, therefore, ORDERED, ADJUDGED AND DECREED that the duly authenticated copy of the Last Will and Testament of Alan Garfinkle, deceased, heretofore admitted to probate in Baltimore City, Maryland, is hereby admitted to probate by this Court and that a certified copy of such may be registered in the Register's Office for Davidson County, Tennessee, where the real estate of the deceased is situated, as a muniment of title, without the issuance of Letters Testamentary or formal administration of the estate.

ENTER:

Robert H. Bradshaw, Jr., Probate Master

APPROVED FOR ENTRY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC

By: _____
Jeffrey Mobley

Attorneys for Petitioner

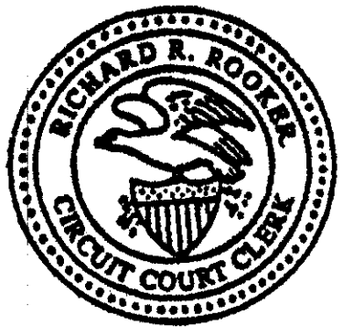
Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue North, Third Floor
P. O. Box 198888
Nashville, TN 37219-8888
(615) 244-4994
Tennessee Supreme Court Reg. No. 10064

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 01 day of MARCH , 2002 , in the Case Number 02P368 between GARFINKLE, LORETTA NORA Petitioner, and GARFINKLE, ALAN Respondent, as same remains of record in Vol. 3485 , Page 642041 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 07 day of MARCH in the year two thousand two and in the 225th year of American Independence.

SEAL



RICHARD R. ROOKER, Clerk,

By Patty Jack
Deputy Clerk

EXHIBIT C

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 247 on the Map of the Subdivision of Heffernan Place, of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 247 fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines with the easterly margin of 25th Avenue North, 150 feet to an alley.

Being the same property conveyed to Alan Garfinkle by deed from J. P. McClellan and wife, Dora T. McClellan, of record in Book 3880, page 818, Register's Office for Davidson County, Tennessee.

This is improved property known as 2423 Eden Street, Nashville, Tennessee 37208.