Davidson County DEEDQC
Recvd: 04/22/03 15:49 7pgs
Fees:37.00 Taxes:0.00
20030422-0053282

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.244.0020

TRUSTEE QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel:
Karen Ginsberg King; Elizabeth Ginsberg Tannenbaum; and Betty Ginsberg Anderson, Trustee of the Betty Anderson Trust, % Norman W. Ginsberg 2200 21st Avenue, North 210 Kinnard Building Nashville, TN 37212-4929	Same	Map 092 Parcels 092-15-098, 092-15-99 and 092-15-208

FOR AND IN CONSIDERATION, but for no monetary amount, and in order to deed out undivided interests to certain beneficiaries of the real property described in Exhibit "A" (the "Property"), the receipt of which consideration is hereby acknowledged, I, Harris A. Gilbert, Trustee, hereinafter called the "Grantor", the title owner of the Property described on Exhibit A, attached hereto, pursuant to the Joint Venture Agreement entered into on December 27, 1983, in order to quitclaim to such beneficiaries named below their undivided interests in the property of said joint venture, by these presents does hereby:

QUITCLAIM AND CONVEY unto Karen Ginsberg King, Elizabeth Ginsberg Tannenbaum and Betty Ginsberg Anderson, Trustee of the Betty Anderson Trust, hereinafter called the "Grantees", their successors, heirs and assigns, unto each of them an undivided 15.8033132% interest in and to the Property, being certain tracts of land located in Davidson County, Tennessee, including any and all contract rights and obligations pursuant thereto, and Karen Ginsberg King, Elizabeth Ginsberg Tannenbaum and Betty Ginsberg Anderson, Trustee of the Betty Anderson Trust, accept same. Said Property is described as follows:

See Exhibit A, attached and incorporated by reference.

Said Property is conveyed subject to such limitations, restrictions and encumbrances that may affect the premises. This is improved Property known as 2214 Elliston Place as to Tract 1; and 203, 205 and 207 Louise Avenue, Nashville, Tennessee, attached as Tracts 2 and 3.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of April 2003.

GRANTOR:

Harris A. Gilbert, Trustee

GRANTEES:

Elizabeth Ginsberg Tannenbaum

Betty Ginsberg Anderson, Trustee of the Betty Anderson Trust

Karen Ginsberg King, By Her Attorney In Fact, Norman W. Ginsberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named HARRIS A. GILBERT, Trustee, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained by signing his name.

WITNESS my hand and seal in the aforesaid State and County this 18th day of April 2003.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

9-25-2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

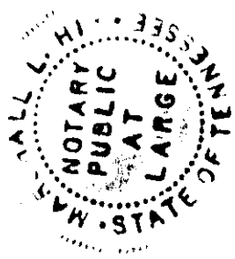
PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named ELIZABETH GINSBERG TANNENBAUM, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained by signing her name.

WITNESS my hand and seal in the aforesaid State and County this 18th day of April 2003.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

9/25/2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named BETTY GINSBERG ANDERSON, Trustee, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained by signing her name.

WITNESS my hand and seal in the aforesaid State and County this 18th day of April 2003.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

9/25/2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared the within named NORMAN W. GINSBERG AS ATTORNEY IN FACT ON BEHALF OF KAREN GINSBERG KING, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained by signing his name.

WITNESS my hand and seal in the aforesaid State and County this 18th day of April 2003.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

9/25/2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 18th day of April 2003.

NOTARY PUBLIC

My Commission Expires:

9-25-2004



Exhibit A

Property Description

SURVEYOR'S DESCRIPTION

Being three tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Elliston Place and Louise Avenue being Lots 4, 5, 7, 8 and the southerly 8 feet of Lot 9 as shown on the Plan of P. D. Maddens Subdivision of record in Plat Book 57, Page 139, R.O.D.C. and part of Lot No. 7 in the subdivision of part of Elliston Property of record in Plan Book 1, Page 105, Chancery Court and being more particularly described as follows:

TRACT 1

BEGINNING at an iron spike at the intersection of the westerly margin of Louise Avenue and the northerly margin of Elliston Place;

THENCE, with said Elliston Place, S 41° 55' 00" W, 104.79 feet to an iron pin;

THENCE, leaving said Elliston Place with the east line of South Central Bell Telephone Company of record in Book 4250, Page 51, R.O.D.C., N 30° 35' 27" W, 173.44 feet to a point in the south margin of 10-foot Alley No. 889;

THENCE, with said alley, N 59° 39' 41" E, 99.81 feet to a point in the west margin of Louise Avenue;

THENCE, with said margin S 30° 38' 43' E, 141.50 feet to the Point of Beginning.

Containing 15,729 square feet or 0.36 acres, more or less.

TRACT 2

BEGINNING at a point in the westerly margin of Louise Avenue at the northerly margin of 10-foot Alley No. 889, said point being 151.50 feet along said margin of Louise Avenue from an iron spike in the north margin of Elliston Place;

THENCE, leaving Louise Avenue with the north margin of Alley No. 889, S 59° 39' 41" W, 133.63 feet to an iron spike;

THENCE, N 75° 57' 26" W, 8.53 feet to an iron spike;

THENCE, N 30° 42' 54" W, 21.02 feet to an iron spike;

THENCE, S 59° 17' 59" W, 27.98 feet to an iron spike in the east margin of 12-foot Alley No. 369;

THENCE, with said margin, N 30° 51' 31" W, 81.00 feet to a point;

THENCE, with the south line of Jerry Bellar of record in Instrument No. 2001031223481, R.O.D.C., N 59° 35' 38" E, 168.00 feet to a point in the west margin of Louise Avenue;

Thence, with said margin, S 30° 38' 43" E, 108.00 feet to the Point of Beginning.

Containing 17,336 square feet or 0.40 acres, more or less.

TRACT 3

COMMENCING at an iron rod in the north margin of Elliston Place at the southeast corner of The Friendship House Subdivision of record in Plat Book 7900, Page 9, R.O.D.C.;

THENCE, with said Friendship House Subdivision the following calls:

N 30° 35' 27" W, 171.18 feet,
S 59° 38' 51" W, 79.71 feet,
N 31° 00' 19" W, 2.00 feet to the true Point of Beginning;

THENCE, N 31° 00' 19" W, 27.00 feet to an iron pin;

THENCE, with Alley No. 369, N 59° 19' 57" E, 30.00 feet to an iron pin;

THENCE, S 31° 00' 19" E, 27.00 feet to a point;

THENCE, S 59° 19' 57" W, 30.00 feet to the Point of Beginning.

Containing 810 square feet or 0.02 acres, more or less.

TRACTS, 1, 2, and 3 combined total 33,875 square feet or 0.78 acres, more or less.

AS TO TRACTS 1 and 2, being the property conveyed to Harris A. Gilbert, Trustee with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiaries, by deeds of record in Book 6201, page 909 and Book 6208, page 859, Register's Office for Davidson County, Tennessee, and being the property conveyed to Harris A. Gilbert, Trustee with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, by deed of record in Book 7090, Page 294, Register's Office for Davidson County, Tennessee.

AS TO TRACT 3, being the same property conveyed to Harris A. Gilbert, Trustee with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, by deed of record in Book 8736, page 549, Register's Office for Davidson County, Tennessee.

The above-referenced description is taken from a survey prepared by Wendell H. Talley, Sr., of Barge Waggoner Sumner & Cannon, Inc. (Registered Land Surveyor No. 785), said survey being dated April 17, 2003, entitled Boundary and Topographical Survey, Elliston Place at Louise Avenue.

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