Davidson County DEEDWARR
Recvd: 04/22/03 15:52 7pgs
Fees:38.00 Taxes:2631.25
20030422-0053284

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

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel:
NS LEASING, LLC 2410 Patterson Street, Suite 500 Nashville, TN 37244	Same	Map 092; Parcels 092-15-098, 092-15-99 and 092-15-208

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ELIZABETH GINSBERG TANNENBAUM; BETTY GINSBERG ANDERSON, TRUSTEE; AND KAREN GINSBERG KING, BY HER ATTORNEY IN FACT, NORMAN W. GINSBERG with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary ("Grantors"), have each bargained and sold, and by these presents do hereby transfer and convey unto NS LEASING, LLC ("Grantee"), its heirs and assigns, each owning an undivided separate 15.8033132 interest (or a total of 47.4099396 percent undivided interests) in that real property located in Davidson County, Tennessee, and described with greater particularity in Exhibit "A" attached and incorporated herein by reference (the "Property"), together with all improvements thereon and appurtenances thereto.

See attached Exhibit "A" which is incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its heirs, successors, and assigns forever; and Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said Property in fee simple, have a good right and authority to convey it, and the same is unencumbered, unless otherwise set

forth herein or on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever, except those matters as set forth in Exhibit "B". Wherever 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 hands and seal this 18th day of April 2003.

GRANTORS:

Elizabeth Ginsberg Tannenbaum

Betty Ginsberg Anderson, Trustee

Karen Ginsberg King, By her atty in fact, Norman W. Ginsberg

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 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 or the value of the Property, whichever is greater, is $711,149.00.

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.

And being the same property conveyed to Karen G. King, Elizabeth G. Tannenbaum and Betty G. Anderson, Trustee of the Betty Anderson Trust, by Trustee Quitclaim Deed, of record in Book *_____, page _____, Register's Office for Davidson County, Tennessee.

* 20030422-0053282

Exhibit B

Encumbrances

1. Davidson County taxes for 2003, a lien on the Property, which have been prorated and assumed by Grantee, and such taxes for future years, a lien not yet due and payable.

2. Easement for driveway purposes only over and upon that portion of the premises defined in the instrument establishing the easement for a period of 30 years, from and after December 27, 1978, executed by and between Clover Bottom Estates, Inc. and Martin's & Bracey-Welsh, Inc., which said instrument is of record in Book 5380, page 746, Register's Office for Davidson County, Tennessee, and which said instrument further provides for earlier periods of termination, all as set out and provided therein. (Tract 2)

3. Access to Tract 3 is limited to public alleyways only.

4. Certain unrecorded leases pertaining to Tract 2, as identified with greater specificity in that Assignment of Tenant Leases entered into between Friday's Properties, a Tennessee joint venture, and NS Leasing, L.L.C., on this date, with respect to: 203 Louise Avenue Wayne Turner d/b/a Alektor Café, 205 Louise Avenue Greystone Press, 207-A Louise Avenue Silvery Moon, 207-B Louise Avenue Spun, 207-C Louise Avenue Film Buff.

5. All matters shown on the survey of the Property dated April 17, 2003, prepared by Wendell H. Talley, Sr. (Registered Land Surveyor No. 785) of Barge, Waggoner, Sumner & Cannon, Inc., including without limitation a driveway encroachment (addressed in easement of record in Book 5380, page 746, R.O.D.C.) and overhead power and telephone lines crossing the Northeast and Southwest corners of the tract identified as Parcel 99 on Map No. 92-15.

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