This Instrument Prepared By:
James R. Cheshire, III
Waller Lansden Dortch & Davis, PLLC
511 Union Street, Suite 2100
Nashville, Tennessee 37219

PICK-UP

Davidson County DEEDQC
Recvd: 10/14/03 14:47 5pgs
Fees:27.00 Taxes:0.00
20031014-0152323

QUITCLAIM DEED

WHEREAS, Louis Feil died on February 3, 1999 a resident of Nassau County, New York, leaving a Last Will and Testament dated November 5, 1996, which was admitted to probate in the Surrogate's Court of Nassau County, New York, File No. 307981, on June 10, 1999 (the "Will"); and

WHEREAS, the Will has been admitted to probate in the Probate Court of Shelby County, Tennessee and is on file in (1) Will Book 347, page 392, (2) Record of Causes C-7133 of said Court, and has further been recorded as instrument number 20031003-0146648 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Louis Feil was survived by his spouse, Gertrude Feil, such that pursuant to the Will his entire residuary estate, including the hereinafter described real property, passed to and is held by the trustees of the Marital Trust established under such Will for the benefit of said Gertrude Feil (the "Marital Trust"); and

WHEREAS, Carole A. Feil, a resident of 18 Voorhis Avenue, Rockville Centre, New York 11570 and Jeffrey Feil, a resident of 15 Atkinson Road, Rockville Centre, New York 11570 are the duly appointed and acting Co-Trustees of the Marital Trust (the "Co-Trustees");

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Co-Trustees of the Marital Trust, with full power to sell and convey without the joinder of any beneficiaries, parties of the first part, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby quit claim and convey unto M.H.A.S. Properties LLC, a New York limited liability company, located at 7 Penn Plaza, Suite 618, New York, NY 10001, party of the second part, its successors and assigns, all of their right, title and interest in and to the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Being the same property conveyed to Louis Feil by deed dated August 26, 1986, recorded September 11, 1986 in Book 6976, page 735 in the Register's Office of Davidson County, Tennessee.

Louis Feil died testate on February 3, 1999, and the Last Will and Testament of Louis Feil was admitted to probate in the Probate Court of Nassau County, New York, File No. 307981, further admitted to Probate in Shelby County, Tennessee in Record of Causes C-7133, and further recorded in the Register's Office of Davidson County, Tennessee as instrument number 20031003-0146648.

IN TESTIMONY WHEREOF, the party of the first part has executed and delivered this Quitclaim Deed this 9th day of October, 2003.

Carole A. Feil, Co-Trustee of the Marital Trust under the Will of Louis Feil

Jeffrey Feil, Co-Trustee of the Marital Trust under the Will of Louis Feil

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Carole A. Feil and Jeffrey Feil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be duly appointed and acting Co-Trustees of the Marital Trust established by the Will of Louis Feil, the within named parties of the first part, and that they, as such Co-Trustees, being duly authorized, executed the foregoing instrument for the purpose therein contained as such Trustees.

WITNESS my hand and Notarial Seal at office this 9th day of October, 2003.

Vivian F. Touliatos

Notary Public

My Commission Expires: 1/31/07

VIVIAN F. TOULIATOS
Notary Public, State Of New York
No. 4721647
Qualified In Nassau County
Commission Expires 01/31/07

963531.3

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The actual consideration for this transfer is $ - 0 - .

W. E. Shafner
Affiant

Subscribed and sworn to before me this 14th day of October, 2003.

Katherine L. Curry
Notary Public

My Commission Expires: My Commission Expires SEPT. 30, 2006

KATHERINE L. CURRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Improved property known as:
4723 Nolensville Road
Nashville, Tennessee

Tax Parcel Identification No.:
147-12-0-035.01

Mail Tax Bills to (Person or Entity Responsible for Payment of Real Estate Taxes):
M.H.A.S. Properties LLC
7 Penn Plaza
New York, New York 10019

963531.3

EXHIBIT A

Legal Description

Lot situated in Davidson County, Tennessee, being all of Lot 2 in Union 76 Subdivision in the City of Nashville as shown on Plat of record in Book 4300, page 42, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the western R.O.W. margin of Nolensville Road, said pin also being the north east corner of Lot 1 of Union 76 Subdivision; thence leaving said R.O.W. S. 66E 25'28" W 176.00 feet to an iron pin, the common corner of Lots 1, 2, and 3; thence N. 23E 06'25" W. 96.35 feet to an iron pin; thence N. 1E 20'21" W. 112.35 feet to an iron pin in the southern R.O.W. margin of Northcrest Drive; thence with the chord of a curve having a radius of 273.70 feet and a length of 90.57 feet, N. 79E 10'51" E. 90.16 feet to concrete monument; thence with the chord of a curve having a radius of 46.0 feet and a length of 67.40 to a concrete monument; S. 68E 19'27" E. 61.53 feet to a concrete monument; thence with the chord of a curve, having a radius of 1814.37 feet and a length of 68.53 feet, S. 24E 11'02" E. 136.96 feet to the point of beginning, said tract containing 0.69 acres, more or less.

Premises: **4723 Nolensville Road**
Nashville, Tennessee

Parcel I.D. No.: **147-12-0-035.01**