PICK-UP

Davidson County DEEDQC
Recvd: 10/12/05 10:32 8 pgs
Fees:42.00 Taxes:0.00
20051012-0122812

THIS INSTRUMENT PREPARED BY:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.251.6705

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
BR PROPERTIES, a Tennessee joint venture, c/o Elizabeth Ginsberg Tannenbaum Blackstone Realty Management Company, LLC 2200 21st Avenue, North 210 Kinnard Building Nashville, TN 37212-4929	Same	**94-9-73** **94-9-75** **94-10-7** **94-10-1** **94-10-53** **94-14-2** **94-10-5** **94-10-51** **94-10-52**

WHEREAS, on June 15, 1979, B&H DEMOLITION CO., INC. and HAROLD LEVY DEMOLITION CONTRACTORS, INC., both Tennessee corporations, purchased land in Davidson County, Tennessee, described more particularly on **Exhibit A** hereto; and

WHEREAS, HAROLD LEVY DEMOLITION CONTRACTORS, INC. was subsequently liquidated and dissolved, and its interest in said property was vested in ELIZABETH GINSBERG TANNENBAUM, KAREN J. GINSBERG (now KING) and BETTY GINSBERG RICHARDSON (now ANDERSON); and

WHEREAS, B&H DEMOLITION CO., INC. and ELIZABETH GINSBERG TANNENBAUM, KAREN J. GINSBERG (now KING) and BETTY GINSBERG RICHARDSON (now ANDERSON), entered into a joint venture (the "Joint Venture") on October 1, 1984; and

WHEREAS, thereafter, on April 13, 1995, the Joint Venture purchased a tract of land, more particularly described on **Exhibit B**, title for which was vested in NORMAN W. GINSBERG, Trustee, who held title to said property as Trustee for said Joint Venture; and

WHEREAS, thereafter, on November 16, 1999, NORMAN W. GINSBERG, as Trustee, purchased for the use and benefit of said Joint Venture, property described on **Exhibit C** hereinafter; and

WHEREAS, all three (3) of said properties described on Exhibits A, B and C are now owned by the said three (3) daughters of NORMAN W. GINSBERG, namely, ELIZABETH GINSBERG TANNENBAUM, KAREN J. GINSBERG (now KING) and BETTY GINSBERG RICHARDSON (now ANDERSON), collectively owning a one-half (½) interest, and STADIUM PROPERTIES COMPANY, LTD., a Tennessee corporation, owning the other one-half (½) interest in said Joint Venture; and

WHEREAS, STADIUM PROPERTIES COMPANY, LTD., a Tennessee corporation, is holder of one-half (½) interest in the Joint Venture, as successor in interest to all right, title and interest of B&H DEMOLITION CO., INC. and LEVY DEMOLITION CONTRACTORS, INC. in the Joint Venture, and in the real property interests contributed to the Joint Venture by B&H DEMOLITION CO., INC.; and

WHEREAS, the parties wish to have the title to said three (3) properties transferred by this Quitclaim Deed to the beneficial owners, and NORMAN W. GINSBERG, Trustee, wishes to effectuate said transfer as to the properties, and all parties hereto wish to confirm the ownership of said properties as set forth hereafter; and

WHEREAS, it is the intention hereunder that the parties relieve NORMAN W. GINSBERG as Trustee from any and all further duties and title ownership; and

WHEREAS, the Joint Venture Agreement has been amended to reflect that STADIUM PROPERTIES COMPANY, LTD. is a member of the said Joint Venture in the place of B&H DEMOLITION CO., INC., and owns a one-half (½) interest, and the parties hereto have amended the said Joint Venture Agreement to state that the name of the Joint Venture is "BR PROPERTIES, A JOINT VENTURE" and that it is the legal entity that owns all three (3) said property; and

NOW THEREFORE, We, NORMAN W. GINSBERG, Trustee, ELIZABETH GINSBERG TANNENBAUM, KAREN J. GINSBERG (now KING) and BETTY GINSBERG RICHARDSON (now ANDERSON), and STADIUM PROPERTIES COMPANY, LTD., a Tennessee corporation, for no consideration, but in order to properly set forth the ownership of said three (3) properties described in Exhibits A, B and C, do hereby quitclaim and convey unto BR PROPERTIES, A JOINT VENTURE, the said three (3) properties described in Exhibits A, B and C.

The conveyance is subject to all encumbrances of record.

To have and to hold the said properties unto BR PROPERTIES, A JOINT VENTURE, subject to such limitations, restrictions and encumbrances as may affect the premises, including the Joint Venture Agreement.

These are improved properties known as: 200 Fesslers Lane, Nashville, Tennessee, 37204 (Exhibit "A"); White Avenue and Rucker Street (Exhibit "B"); and 94-10, as Parcel 51, White Avenue and 931 Lebanon Pike, Nashville, Tennessee, 37210 (Exhibit "C").

Witness our hands and seals this 26th day of September 2005.

NORMAN W. GINSBERG, Trustee

ELIZABETH GINSBERG TANNENBAUM

KAREN J. GINSBERG (now KING)

BETTY GINSBERG RICHARDSON (now ANDERSON)

STADIUM PROPERTIES COMPANY, LTD.
A Tennessee corporation

By: _____
BOBBY YOUNG, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

AFFIANT

Sworn to and subscribed before me this 26 day of SEP 2005.

Notary Public
My commission expires: May 30, 2007

DEBBRA A. VANATTA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbra A. Vanatta, a Notary Public in and for said county and state, the within named NORMAN W. GINSBERG, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 2005.

DEBBRA A. VANATTA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Debbra A. Vanatta
Notary Public
My commission expires: May 30, 2007

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbra A. Vanatta, a Notary Public in and for said county and state, the within named ELIZABETH GINSBERG TANNENBAUM, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 2005.

DEBBRA A. VANATTA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Debbra A. Vanatta
Notary Public
My commission expires: May 30, 2007

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbra A. Vanatta, a Notary Public in and for said county and state, the within named KAREN J. GINSBERG (now KING), the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 2005.

DEBBRA A. VANATTA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

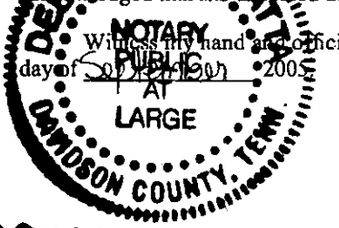
Debbra A. Vanatta
Notary Public
My commission expires: May 30, 2007

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbra A. Vanatta, a Notary Public in and for said county and state, the within named BETTY GINSBERG RICHARDSON (name of person), bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 2005.



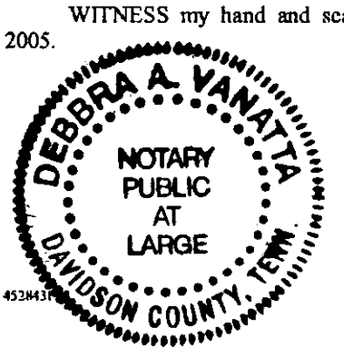
Debbra A. Vanatta
Notary Public
My commission expires: May 30, 2007

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, a Notary Public of said county and state, BOBBY YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of STADIUM PROPERTIES COMPANY, LTD., the within named Bargainor, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at Office, this 26th day of September 2005.



Debbra A. Vanatta
Notary Public
My commission expires: May 30, 2007

My Commission Expires MAY 30, 2007

EXHIBIT A

LAND in Davidson County, Tennessee, being part of Lots 3, 4, 5 and 6, Block A, on Omohundro's Plan of record in Book 332, Page 170, and part of Lots 1, 2, 3, 4, 6 and 8 on the plan of White & Rucker subdivision and part of Lot 9 of the Lewis Property, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly margin of Lebanon Pike at the intersection of Rucker Avenue and Lebanon Pike, said point being the northeasterly corner of Lot 6, Block A, on Omohundro's Plan; thence, south along the westerly margin of Rucker Avenue 360' to a point, thence, westerly 145.0' to a point in the easterly margin of any alley; thence, north along said margin 100.0' to a point thence westerly 67.14' to a point; thence, northeasterly 226.69' to the beginning point of a curve that has a radius of 50.0'; thence, around said curve 69.38' to a point in the southerly margin of Lebanon Pike; thence along said margin 100.0' to the point of beginning.

BEING part of the same property conveyed to Alphonse J. Smith as Bishop at Nashville and his successors in office by deed from H.M. Clunan, Trustee, of record in Book 911, Page 449, Register's Office for Davidson County, Tennessee. Said Alphonse J. Smith, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, subsequently died, the property in question vesting in his successor as Bishop of the Roman Catholic Diocese of Nashville and by will of the said Alphonse J. Smith, of record in Will Book 52, Page 305, Office of the Court Clerk of Davidson County.

BEING the same property conveyed to B&H Demolition Company, Inc. and Harold Levy Demolition Contractors, Inc. by deed from James D. Niedergeses, Roman Catholic Bishop of Nashville, by deed of record in Book 5452, page 846, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Land in Davidson County, Tennessee, described as follows:

TRACT I:
LAND in Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 in M.W. Omohundro's Subdivision of parts of Lots 9 and 10 of the Lewis property, a plan of which is of record in Book 332, page 57, Register's Office for said county.

Said Lot No. 1 fronts 16 feet on the Northerly side of White Avenue and runs back 150 feet on the East line to an alley and shows 59 feet on said alley, bound on the West by Rucker Avenue.

Said Lots No. 2 and 3 adjoin and front 50 feet each on the Northerly side of White Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lannie L. Boswell and wife, Doris L. Boswell, by deed from Harry Overbey and wife, Ethel Overbey, of record in Book 4756, page 267.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 4 in W.M. Omohundro's Subdivision of parts of Lots 9 and 10 of the Lewis Property, a plan of which is of record in Book 332, page 57, Register's Office for said county.

Said Lot No. 4 fronts 50 feet on the Northerly side of White Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lannie L. Boswell and wife, Doris L. Boswell, by deed from William J. Groom and wife, Dorothy D. Groom, of record in Book 4768, page 181.

TRACT III:
BEING Lot No. 13, Omohundro Plan as of record in Book 332, page 170, Register's Office for said county.

Said Lot No. 13 fronts 50 feet on the South side of White Avenue and extends back between parallel lines 150 feet.

Being the same property conveyed to Lannie Boswell and wife, Doris Boswell, by deed from Marieta Viera and Virginia Radford Johnson, of record in Book 5728, page 964.

TRACT IV:
BEING Lot No. 14, Omohundro Plan as of record in Book 332, page 170, Register's Office for said county.

Said lot No. 14 fronts 50 feet on the South side of White Avenue and extends back between parallel lines 150 feet.

Being the same property conveyed to Lannie L. Boswell and wife, Doris L. Boswell, by deed from B.B. Doubleday, Jr., of record in Book 5838, page 980.

TRACT V:
LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 15 as shown on Omohundro's Plan of record in Book 332, page 170, RODC, Tennessee.

Beginning at a point in the Southerly margin of White Avenue at the common corner of lots Nos. 14 and 15 on the map, thence with the line between said lots Nos. 14 and 15 Southerly 150 feet, more or less, to the Northerly margin of a 10-foot alley; thence with the Northerly margin of said alley Westerly 8 feet to the margin of Rucker Avenue; thence with the Northeasterly margin of Rucker Avenue 150 feet, more or less, to the Southerly margin of White Avenue; thence with the Southerly margin of White Avenue Easterly 52.5 feet to the beginning.

Being the same property conveyed to Lannie Boswell and wife, Doris Boswell, by deed from Russell H. Smith and Annie Ruth Smith, of record in Book 7838, page 348.

Lannie L. Boswell, Lannie Boswell and Lonnie Boswell being the same person. Doris L. Boswell and Doris Boswell being the same person.

BEING the same property conveyed to Norman W. Ginsberg, Trustee, by Deed from Lanny L. Boswell and wife, Doris L. Boswell, of record in Book 9644, page 582, Register's Office of Davidson County, Tennessee.

EXHIBIT C

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 5 in W.M. Omohundro's Subdivision of parts of Lots 9 and 10 of the Lewis Property, a plan of which is of record in Book 332, page 57, Register's Office for said county.

Said Lot No. 5 fronts 50 feet on the northerly side of White Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Georgia A. Neal by deed from Harry Overbey and wife, Ethel W. Overbey, of record in Book 4756, page 255, said Register's Office. The said Georgia A. Neal died intestate on July 21, 1996.

TRACT II:
LAND in Davidson County, Tennessee, being the westerly 48 feet of Lot No. 6 in W.M. Omohundro's Subdivision of parts of Lots 9 and 10 of the Lewis Property, a plan of which is of record in Book 332, page 57, Register's Office for said county.

Said westerly 48 feet of Lot No. 6 fronts 48 feet on the northerly side of White Avenue and runs back between parallel lines 150 feet an alley.

Being the same property conveyed to Georgia A. Neal by deed from B&S Wholesale Florist, Inc., of record in Book 4871, page 673, rerecorded in Book 4905, page 10, said Register's Office. The said Georgia A. Neal died intestate on July 21, 1996.

TRACT III:
LAND in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the W.B. Lewis Property, as of record in Book 21, page 92, Register's Office for said county, described according to a copy of a survey made by Southern Land Surveying Co., Inc. (Job No. 2099) dated August 9, 1973, as follows:

Beginning at a point in the southerly margin of Lebanon Road, said point being 297 feet eastwardly from the southeast corner of the intersection of Lebanon Road and Rucker Avenue, as measured along the margin of Lebanon Road, said point being further identified as the northeasterly corner of the property conveyed by grantors to W.T. Neal; thence eastwardly along said margin of Lebanon Road, 65 feet to the northwesterly corner of that part of said Lot No. 10 which was conveyed to Rt. Rev. Alphonse J. Smith, Bishop of Nashville, by deed from Edward Rehorn and wife, Florence M. Rehorn, of record in Book 882, page 313, Register's office for said county; thence leaving said margin of Lebanon Road South 10 deg. 11' 04" West, along the westerly line of the said Rt. Rev. Alphonse J. Smith property, 170.96 feet to the northerly margin of an alley; thence westwardly with said margin of said alley, 65 feet to a point which is the southeasterly corner of the said W.T. Neal property; thence northwardly with the easterly line of the said W.T. Neal property, 170.96 feet to the point of beginning.

Being the same property conveyed to Georgia Neal by deed from B&S Wholesale Florist, Inc., of record in Book 4905, page 8, rerecorded in Book 4871, page 679, said Register's Office. The said Georgia Neal died intestate on July 21, 1996

Anna Lou Neal, daughter of Georgia A. Neal, is the sole heir at law of Georgia A. Neal, also known as Georgia Neal, as evidenced by Affidavit of Heirship recorded simultaneously herewith.

BEING the same property conveyed to Norman W. Ginsberg, Trustee, via full power to sell, mortgage, transfer, convey or encumber without the join of any beneficiary, by deed from Anna Lou Neal, by deed of record in Book 11745, page 110, Register's Office of Davidson County, Tennessee.