1st

Address of New Owner:
Estate of Betti S. Grossman
c/o National Realty &
Development Corp.
3 Manhattanville Road
Purchase, New York 10577

Tax Map/Par
059-00-0 179.00

Send Tax Bills To:
National Realty &
Development Corp.
3 Manhattanville Road
Purchase, New York 10577

This instrument prepared by Steven V. Krauss, National Realty & Development Corp., 3 Manhattanville Road, Purchase, New York 10577.

Davidson County DEEDQC
Recvd: 02/03/06 13:42 3 pgs
Fees:17.00 Taxes:0.00
20060203-0013810

QUITCLAIM DEED

RECITALS

A. By Warranty Deed from National Convenience Stores, Inc. to Regent Properties, Inc., dated October 30, 1975, and recorded in the Office of the Register of Davidson County, Tennessee on November 14, 1975 in Book 4971, Page 292, the property described in Exhibit A attached hereto and hereby made a part hereof was conveyed to Regent Properties, Inc.

B. In connection with the dissolution of Regent Properties, Inc., the property owned by Regent Properties, Inc., including the property described in Exhibit A attached hereto, is to be distributed to the shareholders of Regent Properties, Inc.

C. The Estate of Betti S. Grossman is the sole shareholder of Regent Properties, Inc.

D. Lauren S. Richman is the executrix of the Estate of Betti S. Grossman

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, REGENT PROPERTIES, INC. (the "Grantor"), by these presents hereby sells, assigns and quitclaims to LAUREN S. RICHMAN, AS EXECUTRIX OF THE ESTATE OF BETTI S. GROSSMAN (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain land in the 12th Civil District of Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 2700 Whites Creek Pike, City of Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property and to such matters a current survey and/or personal inspection of the Property may reveal.

Source of title: Warranty Deed dated October 30, 1975 from National Convenience Stores, Inc. to Regent Properties, Inc. and recorded on November 14, 1975 in Book 4971, page 292 in the Office of the Register of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of December, 2005.

WITNESS:

Maria Milo
MARIA MILO

REGENT PROPERTIES, INC.

By: _____
Lauren S. Richman
President

[STATE OF NEW YORK]
[COUNTY OF WESTCHESTER]
[I hereby swear or affirm that to the best of affects knowledge and belief that the actual consideration for this transfer is $0.00.]

_____
Affiant

Subscribed and sworn to before me this 31st day of December, 2005.

STEVEN V. KRAUSS
Notary Public, State of New York
No. 02 KR 5084841
Qualified in Westchester County
Commission Expires September 8, 2009

_____
Notary Public

Return acknowledgment to:

[redacted]

Capitol Services, Inc.
P.O. Box 6300 Albany, NY 12206
800/662-0171 274B2FA

State of New York

} SS:

County of Westchester

On the 31st day of December in the year 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared Lauren S. Richman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STEVEN V. KRAUSS
Notary Public, State of New York
No. 02 KR 5084341
Qualified in Westchester County
Commission Expires September 8, 2009

EXHIBIT A

All that certain plot, piece or parcel of land lying and being in the City of Nashville, County of Davidson and State of Tennessee more particularly described as follows:

Land in the 12th Civil District Davidson County, Tennessee, Beginning at a point at the northwest intersection of WhitesCreek Pike (60 foot right of way) and Moormans Arm Road (50 foot right of way); thence with the north right of way line of Moormans Arm Road south 82 degrees 41 minutes west 204.1 feet to a point; thence with an interior angle of 96 degrees 00 minutes; north 13 degrees 19 minutes west 50.00 feet to a point; thence with an interior angle of 191 degrees 15 minutes; north 24 degrees 34 minutes west 83.97 feet to a point; thence with an interior angle of 90 degrees 29 minutes; north 64 degrees 57 minutes east 148.67 feet to a point in the western right of way line of Whites Creek Pike; thence along said western right of way line of Whites Creek Pike with an interior angle of 100 degrees 08 minutes with the chord of a curve having a radius of 2894.9 feet south 35 degrees 11 minutes east 198.16 feet to the Point of Beginning, containing 0.623 Acres.

Being the same property conveyed by Warranty Deed from National Convenience Stores, Inc. to Regent Properties, Inc., dated October 30, 1975, filed for record November 14, 1975, recorded in Book 4971, page 292, in the Office of the Register of Davidson County, Tennessee.