Davidson County DEEDQC
Recvd: 04/18/06 10:56 3 pgs
Fees:17.00 Taxes:0.00

20060418-0044057

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Lamplighter Realty Co., LLC | | Map: 43-9 |
| 81 Pondfield Road, #334 | (Same) | Parcel: 317 |
| Bronxville, NY 10708 | | |

This instrument prepared by: James R. Cheshire, III, Attorney, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF NEW YORK )
COUNTY OF New York )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2006.

DEBORAH M. VOYTOVICH
Notary Public, State of New York
No. 02V04950596
Qualified in Suffolk County
Commission Expires June 11, 2007

NOTARY PUBLIC

My Commission Expires:_____

**THIS QUITCLAIM DEED MADE AND ENTERED INTO** as of the 11 day of April, 2006, by **STEVEN GREEN, TRUSTEE**, with full power to sell, transfer and convey and mortgage without the joinder of any beneficiary ("Grantor"), to **LAMPLIGHTER REALTY CO., LLC**, a Delaware limited liability company ("Grantee").

**WITNESSETH:**

**WHEREAS**, by Assignments of Joint Venture Interest dated of even date herewith, Grantee acquired all of the interests of all of the Joint Venturers in a joint venture known as the Lamplighter Company (the "Joint Venture"); and

**WHEREAS**, as a result of such acquisition of all of the joint venturer interests by Grantee, the Joint Venture as a matter of law ceased to exist as a joint venture; and

**WHEREAS**, record title to the Joint Venture's real estate is held by Grantor, as Successor Trustee under a Trust Agreement dated June 27,, 1975, as amended (the "Trust Agreement"); and

**WHEREAS**, Grantor as a part of winding up of the Joint Venture's business and the termination of the trust created by the Trust Agreement desires to transfer record title to such property from himself to Grantee as the sole owner and holder of all joint venture interest;

**NOW, THEREFORE**, for and in consideration of the premises, Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the Grantor , as the owner and holder of record, legal title, to the hereinafter described real property, by these presents, does hereby quitclaim unto Grantee, its successors and assigns, all of Grantor's right, title and interest, in and to certain real property in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

This is improved property located at 300 Kate Street, Nashville, Tennessee.

**IN WITNESS WHEREOF**, Grantor has executed this instrument as of the ____ day of April, 2006.

**STEVEN GREEN, TRUSTEE**

STATE OF ~~TENNESSEE~~ New York )
COUNTY OF New York )

Personally appeared before me the undersigned authority, a Notary Public for said county and State, **STEVEN GREEN, TRUSTEE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in New York, this the 10th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____

DEBORAH M. VOYTOVICH
Notary Public, State of New York
No. 02V04950596
Qualified in Suffolk County
Commission Expires June 11, 2007

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, more fully described in the survey made July 15, 1993, certified August 15, 1993 and August 25, 1993, and revised August 25, 1993 of The Lamplighter Apartments located at 300 Kate Street, Nashville, Davidson County, Tennessee, prepared by James L. Murphy, Jr., Tennessee Registered Land Surveyor No. 5, whose address is 5231 Granny White Pike, Nashville, Tennessee, 37220, more fully described as follows:

Beginning at a point, the intersection of the East margin of the right-of-way of Kate Street and the north margin of the right-of-way of Old Hickory Blvd; thence N 3°50'00" E with the East margin of the right-of-way of Kate Street 200.00 feet to a point; thence S 86°12'00" E - 273.87 feet to a point; thence S 3°40'00" W - 20.42 feet to a point; thence S 86°22'00" E - 176.55 feet to a point; thence N 2°53'00" E - 186.40 feet to a point in the southeast margin of the right-of-way of Bixler Ave.; thence N 86°13'00" E - 256.90 feet to a point; thence S 17°43'00" W - 180.00 feet to a point; thence S 13°13'10" W - 210.46 feet to a point; thence S 82°49'00" W - 92.62 feet to a point in the north margin of the right-of-way of Old Hickory Boulevard; thence with the north margin of the right-of-way of Old Hickory Boulevard N 86°14'30" W - 533.60 feet to the point of beginning containing 3.78 acres.

Being the same property conveyed to Edwin B. Raskin, Trustee, by Deed of Record in Book 5290, page 251, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Steven Green Trustee by Quitclaim Deed from Edwin B. Raskin, Trustee of record in Instrument No. ✱_____, said Register's Office.

✱20060418004 4056