BILL GARRETT, Davidson County
Trans:T20120093120 DEEDQC
Recvd: 12/05/12 16:02 3 pgs
Fees:17.00 Taxes:0.00
20121205-0112182

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: RODNEY M. ROSENBLUM, INDIVIDUALLY AND AS TRUSTEE FOR THE TRUST UNDER THE WILL OF HERMAN ROSENBLUM

TO: R & L FAMILY LIMITED PARTNERSHIP

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 29th day of November, 2012.

Notary Public

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

1-7-2013
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
R & L FAMILY LIMITED PARTNERSHIP 120 WELLINGTON PARK COURT NASHVILLE, TN 37215	SAME	MAP 093-06-3 PARCEL 079.00

KNOW ALL MEN BY THESE PRESENTS that RODNEY M. ROSENBLUM, INDIVIDUALLY AND AS TRUSTEE FOR THE TRUST UNDER THE WILL OF HERMAN ROSENBLUM, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto R&L FAMILY LIMITED PARTNERSHIP its successors and assigns, his entire right, title and interest in and to a certain tract and parcel of land in Davidson County, Tennessee described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

This is improved property known as 410 Broadway Nashville, TN 37203.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS my hand this 29th day of November, 2012.

Rodney M. Rosenblum, Individually
Rodney M. Rosenblum, Individually

Rodney M. Rosenblum, Trustee
Rodney M. Rosenblum, as Trustee for the Trust under the Will of Herman Rosenblum

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named RODNEY M. ROSENBLUM, INDIVIDUALLY AND AS TRUSTEE FOR THE TRUST UNDER THE WILL OF HERMAN ROSENBLUM, the 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 this 29th day of November, 2012.

Commission Expiration Date: 1-7-2013

Notary Public

Michael J. Philbin
Printed Name of Notary

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, in the center of a party wall 41-1/2 feet east of the southeast comer of the property conveyed to Adela S. Morrissey by deed from Vito A. Cerruti and wife, of record in Book 1181, page 682, Register's Office for said County; thence with the northerly margin of Broadway eastwardly 20 feet 4 inches to the southwest comer of the Berry property; thence with the westerly line of same, northwardly 128 feet 10 inches, more or less, to the southerly line of the property conveyed to Eugene Rovegno et al, by deed from Elkin Garfinkle, Trustee, of record in Book 931, page 524, said Register's Office; thence with said line westwardly 20 feet 4 inches; thence southwardly 18 feet to the center of said party wall, continuing in the same direction and with the center of said wall 110 feet 10 inches, more or less, in all 128 feet 10 inches, more or less, to the beginning.

The foregoing property is also described as follows:

Beginning at a point in the north right-of-way of Broadway some 114.79 feet West of the intersection of the right-of-ways of 4th and Broadway; thence continuing with the right-of-way of Broadway South 62° 17' 13" West 20.33 feet to a point; thence North 27° 40' 06" West 129.59 feet running with the property line of Parcel #78, Marianne Bingham, Deed Book 7739, page 384, R.O.D.C., to a point in the side line of Parcel #84; thence with the side line of Parcel #84 North 61° 58' 20" East 20.33 feet to a point; thence South 27° 40' 06" East 129.70 feet running with the property line of Parcel #80, W.T. Berry, Deed Book 777, page 551, R.O.D.C., to the point of beginning.

The foregoing description was taken from the survey dated May 13, 1993 prepared by James L. Murphy, Jr. of Gresham, Smith and Partners, Registered Land Surveyor No.5, whose address is 3310 West End Avenue, Nashville, Tennessee 37203, Project 15884.

Being the same property conveyed to Rodney M. Rosenblum, Trustee of the Trust under the Will of Herman Rosenblum, and to Bertha Lipschutz, Judy Stillman and Lynne Rosenblum, Trustees of the Marvin Lipschutz Irrevocable Trust and as Trustees under the Will of Marvin Lipschutz by deed from the Metropolitan Development and Housing Agency for record in Book 9327, Page 916, said Register's Office, the said Bertha Lipschutz having died on July 12, 2002. The said July Stillman and Lynne Rosenblum being the sole surviving Trustees and the sole beneficiaries under the Trust and they are conveying their interest as Trustees, if any, and as the sole beneficiaries under these Trusts, which are now terminated and being the same property subsequently conveyed to R&L Family Limited Partnership by Quitclaim Deed from Rodney Rosenblum, Attorney-in-Fact for Rodney Rosenblum, Trustee under the aforesaid Trust of Herman Rosenblum, which Trust is now terminated of record in Book 10164, Page 470, Register's Office for Davidson County, Tennessee.