This instrument prepared by and return to:
HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
Attn: Michael D. Kaplan
6060 Poplar Avenue Suite 140
Memphis, Tennessee 38119

BILL GARRETT, Davidson County
Trans:T20130057208 DEEDQC
Recvd: 07/05/13 09:15 3 pgs
Fees:17.00 Taxes:0.00
20130705-0069485

QUITCLAIM DEED

KNOW ALL men by these presents that **POWELLTON HOLDINGS, LLC**, a New York limited liability company ("Grantor"), as a contribution for and in consideration of a 50% Membership Interest in **L&C GARAGE LLC**, a Delaware limited liability company ("Grantee"), does hereby quitclaim and convey unto Grantee all of Grantor's right, title and interest in and to Grantor's undivided 50% interest in real estate located in Nashville, Davidson County, Tennessee, being more particularly described as follows:

See description on Exhibit A attached hereto

Being the same property conveyed to Grantor by Special Warranty Deed of record as Instrument No. 20050624-0072962 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned executed this instrument the 26th day of June, 2013.

GRANTOR:

POWELLTON HOLDINGS, LLC

By: _____
Jeremy M. Greenberg, President

STATE OF New York
COUNTY OF New York

Before me, the undersigned Notary Public, in the State and County aforesaid, personally appeared Jeremy M. Greenberg, 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 Powellton Holdings, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such President.

WITNESS my hand and Notarial Seal at Office the day and date above written.

_____
Notary Public

My Commission Expires: 11/26/16

JOCELYN KOON
Notary Public - State of New York
No. 01KO6272921
Qualified in New York County
Commission Expires November 26, 2016

JOCELYN KOON NOTARY PUBLIC STATE OF NEW YORK

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2013.

Notary Public

My Commission Expires: 11/26/2016

JOCELYN KOON
Notary Public - State of New York
No. 01KO6272821
Qualified in New York County
My Commission Expires November 26, 2016

Property Address:
144 & 148 5th Avenue
Nashville, TN

Property Tax ID No. Map 93-6-1, Parcels 91 and 92

Mail tax notices to Property Owner:
L&C Garage LLC
c/o Armand Lasky
100 Merrick Road, Suite 508 E
Rockville Centre, New York 11570

State tax	$
Register's fee	
Recording fee	
TOTAL	$

EXHIBIT A

Legal Description - Quitclaim Deed from Powellton Holdings, LLC to L&C Garage LLC

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Fifth Avenue North and Alley No. 54, being a part of Lot No. 79, as shown on the plan of the original town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Alley No. 54 and the easterly right-of-way of Fifth Avenue North;

Thence, with said southerly right-of-way line, N 59 deg. 32 min. E, 169.08 feet to the point of intersection with the westerly right-of-way line of Alley No. 67;

Thence, with said right-of-way line, S 30 deg. 02 min. E, 125.16 feet to a point;

Thence, leaving said right-of-way line with the northerly line of property conveyed to the trustees of the Central Church of Christ by Deed of Record in Book 6660, page 60, Register's Office for Davidson County, Tennessee, S 59 deg. 37 min. W, 169.23 feet to a point in the easterly right-of-way line of Fifth Avenue North;

Thence, with said right-of-way line, N 29 deg. 58 sec. W, 124.91 feet to the point of beginning;

Containing 21,149 square feet or 0.49 acre, more or less.