File 21

BOOK 5641 PAGE 456

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Commerce Properties & Investments, Inc. P. O. Box 110603 Nashville, TN 37211	Same	133-12-282

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One (1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Commerce Properties, and Investment Company, a partnership composed of Paul Durham, John Daley, J. L. Ford, Carl Duck and John Kurtz (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Commerce Properties & Investments, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 512 Jasmine Drive, Nashville, Tennessee 37211.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

X Paul Durham
Affiant

Subscribed and sworn to before me this 18 day of Aug., 1980.

Notary Public
My commission expires: 10-22-83

7837

Nadene H. Durham, Shirley W. Daley, Mary Gentry Ford, Bonnie Duck and Martha Kurtz, the respective spouses of the individual partners of Grantor, join herein for the purpose of conveying any and all right, title and interest they may have in said property.

WITNESS the hand of the Grantor, this 15th day of August, 1980.

COMMERCE PROPERTIES, AND
INVESTMENT COMPANY, A Partnership

By: _____
Paul Durham

By: _____
John Daley

By: _____
J. L. Ford

By: _____
Carl Duck

By: _____
John Kurtz

By: _____
Nadene H. Durham

By: _____
Shirley W. Daley

By: _____
Mary Gentry Ford

By: _____
Bonnie Duck

By: _____
Kurtz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Nadene H. Durham, 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 Nash, Tennessee, this 1st day of August, 1980.

[signature]
Notary Public

My Commission Expires: 10-28-83

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Shirley W. Daley, 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 Nash, Tennessee, this 1st day of Aug., 1980.

[signature]
Notary Public

My Commission Expires: 10-15-83

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Mary Gentry Ford, 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 Nash, Tennessee, this 15 day of Aug., 1980.

[signature]
Notary Public

My Commission Expires: 10-28-83

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Bonnie Duck, 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 Nash, Tennessee, this 15 day of Aug., 1980.

[signature]
Notary Public

My Commission Expires: 10-28-83

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Dorothie Kurtz, 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 16 day of August, 1980.

[illegible]
Notary Public

My Commission Expires: 10-15-83

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of August, 1980, before me appeared Paul Durham, to me personally known, who, being by me duly sworn, did say that he is a Partner of Commerce Properties, and Investment Company, a partnership, and that said instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said Paul Durham acknowledged said instrument to be his free act and deed and the free act and deed of said partnership.

WITNESS my hand and seal at office in Nash, Tennessee, this 1st day of Aug, 1980.

[illegible]
Notary Public

My commission expires: 10-15-83

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of August, 1980, before me appeared John Daley, to me personally known, who, being by me duly sworn, did say that he is a Partner of Commerce Properties, and Investment Company, a partnership, and that said instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said John Daley acknowledged said instrument to be his free act and deed and the free act and deed of said partnership.

WITNESS my hand and seal at office in Nash, Tennessee, this 14 day of August, 1980.

[illegible]
Notary Public

My commission expires: [illegible]

G0403.0

IDENTIF. REFERENCE

AUG 25 9 09 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15 day of August, 1980, before me appeared J. L. Ford, to me personally known, who, being by me duly sworn, did say that he is a Partner of Commerce Properties, and Investment Company, a partnership, and that said instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said J. L. Ford acknowledged said instrument to be his free act and deed and the free act and deed of said partnership.

WITNESS my hand and seal at office in Nash, Tennessee, this 15 day of Aug, 1980.

Notary Public

My commission expires: 10-15-83

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15 day of August, 1980, before me appeared Carl Duck, to me personally known, who, being by me duly sworn, did say that he is a Partner of Commerce Properties, and Investment Company, a partnership, and that said instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said Carl Duck acknowledged said instrument to be his free act and deed and the free act and deed of said partnership.

WITNESS my hand and seal at office in Nash, Tennessee, this 15 day of Aug, 1980.

Notary Public

My commission expires: 10-15-83

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18 day of August, 1980, before me appeared John Kurtz, to me personally known, who, being by me duly sworn, did say that he is a Partner of Commerce Properties, and Investment Company, a partnership, and that said instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said John Kurtz acknowledged said instrument to be his free act and deed and the free act and deed of said partnership.

WITNESS my hand and seal at office in Nash, Tennessee, this 18 day of August, 1980.

Notary Public

My commission expires: 10-15-83

EXHIBIT A

BEING Lot No. 79 on the Plan of Greenwood Hills, Section 4, of record in Plat Book 4955, page 49, said Register's Office, to which Plan reference is made for a more complete description.

BEING the same property conveyed to Commerce Properties, and Investment Company, a Tennessee partnership, by deed from Randall L. James and wife, Alice D. James of record in Book 5554, page 144, Registers' Office for Davidson County, Tennessee.