This Instrument Prepared By:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

BOOK 5847 PAGE 121

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Michael J. Dioguardi, Trustee 2808 Valleybrook Place Nashville, TN 37215	Davidson Equipment, Inc 723 Argyle Avenue Nashville, TN 37203	Map 105-10 Par. 76

WHEREAS, I, Diane Dioguardi, was an owner of the property hereinafter described, as a tenant in common with William Ransom Davidson, Jr. and Betsy Lou Cameron, by deed of record in Book 4349, page 299, R.O.D.C., with each of us owning an undivided 33 1/3% interest in the property; and

WHEREAS, I have since conveyed an undivided 1.5% interest in such property to each of the following:

(a) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi; and

(b) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi

so that I now own an undivided 30 1/3% interest in the property; and

WHEREAS, I now desire to convey an undivided 3.5% interest in such property to each of the following so that following the conveyance, I will own an undivided 23 1/3% interest in the property:

(a) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi; and

(b) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi;

NOW, THEREFORE, AND IN CONSIDERATION of love and affection (and no monetary consideration), I, Diane Dioguardi, do hereby quitclaim and convey unto Michael J. Dioguardi, Trustee, with full power to sell, mortgage or convey without the joinder of any beneficiary, and no purchaser, mortgagee, or other transferee shall be required to see to the application of the proceeds thereof, an undivided 7% interest (with an undivided 3.5% interest being allocated to each of the said two trusts) in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lots Nos. 34, 35, 36 and the westerly part of Lot No. 37 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for said County, said tract of land being more specifically described as follows:

BEGINNING on the southerly margin of Argyle Avenue, formerly Satterwhite Street, at the corner of Lots Nos. 33 and 34; thence with said Avenue, eastwardly 327.74 feet, more or less, to the northwest corner of the property conveyed to the Louisville and Nashville Railroad Company by deed from Mary T. Warner, of record in Book 360, page 508, said Register's Office; thence with the westerly line of said Railroad property, southwardly 234.46 feet, more or less, to the northerly margin of an alley; thence with said alley, westwardly 393.6 feet, more or less, to the corner of Lots 33 and 34; thence with the line between said two lots, northwardly 225 feet to the beginning.

Being the same property conveyed to William Ransom Davidson, Jr., Betsy Lou Cameron and Diane Dioguardi by deed from W. R. Davidson, of record in Book 4349, page 229, Register's Office, Davidson County; the said Diane Dioguardi has conveyed an undivided 1.5% interest in such property to each of the following: (a) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi and (b) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi, of record in Book 5791, page 252, said Register's Office.

Michael J. Dioguardi, husband of Diane Dioguardi, executes this instrument for the purpose of acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Diane Dioguardi.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this 1 day of February, 1982.

Diane Dioguardi
DIANE DIOGUARDI

Michael J. Dioguardi
MICHAEL J. DIOGUARDI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Dioguardi and husband, Michael J. Dioguardi, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of February, 1982.

Richard A. Miller
NOTARY PUBLIC

My Commission Expires: 3-26-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

James C. Gooch
AFFIANT

Sworn to and subscribed before me, this the 1st day of February, 1982.

Cynthia E. Young
NOTARY PUBLIC

My Commission Expires: 7-21-85

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IDENTIF. REFERENCE

FEB 1 11 00 AM '82
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.