Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Second Ave. Partners 1984 Limited Partnership c/o Q L Investments, Inc. 3003 Knight Street Suite 100 Shreveport, LA 71105	Same	93-6-2 72 93-6-2 73 93-6-2 74
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, QUINN-L CORPORATION, a Louisiana corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said NASHVILLE SECOND AVENUE PARTNERS 1984 LIMITED PARTNERSHIP, a Tennessee limited partnership having Q L Investments, Inc., a Louisiana corporation as general partner (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year 1984 which have been prorated between the parties.

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,181,000.00.

Affiant

Subscribed and sworn to before me this 28th day of DECEMBER, 1984.

Notary Public
My Commission Expires: 11-1-87

I 7 3 0 7 3

IDENTIF. REFERENCE

Dec 28 9 46 AM '84

REGISTER
DAVIDSON COUNTY, TN

2. Implied easement for support and maintenance of party walls.

3. Overhangs on the north and south past building joints, as shown on surveyor's report by Barge, Waggoner, Sumner & Cannon, dated December 28, 1983.

This is improved property, known as 148-152 Second Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of December, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

QUINN-L CORPORATION

By: _____
Title: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ANDREA BARACH, a Notary Public of the State and County aforesaid, personally appeared GEOF RAVENSTINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Quinn-L Corporation, the within named bargainor, a corporation, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of December, 1984.

_____
Notary Public
My Commission Expires: 11-1-87

EXHIBIT "A"

Legal Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Second Avenue, North, on the east by First Avenue, North, and located generally south of Church Street, more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue, North, 457.4 feet from the southerly margin of Church Street;

Thence, along a common line with the Third National Bank, et. al., Trustee Property, the deed for which is of record in Book 5503, page 344, Register's Office for Davidson County, Tennessee, N 62°12' E, 209.15 feet to First Avenue, North;

Thence, with said Avenue, S 27°02' E, 84.80 feet;

Thence, along a common line with the Landmark Contracting Inc., et. al., Property, the deed for which is of record in Book 5796, page 521, Register's Office for Davidson County, Tennessee, S 62°21' W, 209.16 feet to Second Avenue, North;

Thence, N 27°01' W 84.27 feet to the point of beginning, containing 0.406 acre, more or less, and being known as 148-152, Second Avenue North, Nashville, Tennessee.

Being the same property conveyed to Quinn-L Corp. by deed from 152 Market Street Association, a Tennessee general partnership, of record in Book 5937, page 236, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6459 PAGE 690

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		2,181,000.00 Conv.		

5670.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 5680.10-
9008A12/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.3 0 7.3

IDENTIF. REFERENCE

DEC 28 9 46 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96741