Prepared by: Sam J. McAllester, III
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address of New Owner:	Send Tax Statements To:	Map and Parcel Nos.:
Robert W. Batts, Jr. 3773 Lunn Drive Nashville, Tennessee 37218	Same	Tract I: 72-13-225 Tract II: 72-13-444 Tract III: 72-13-233

BOOK 6767 PAGE 968

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, D & Y Properties, Inc., a Tennessee corporation, does hereby quitclaim, transfer and convey a one-half (50%) undivided interest as tenant in common unto Robert W. Batts, Jr., his successors and assigns, certain parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:

Being Lot No. 186A on the plan of Resubdivision of Lots 186 & 187, Treveca Subdivision of Renraw, of record in Book 6050, page 86, Register's Office for Davidson County.

Said Lot fronts 50.04 ft. on the southerly margin of Strouse Avenue and extends back 121.40 ft. on the westerly line and 119.51 ft. on the easterly line to a dead line in the rear, measuring 50.00 ft. thereon.

Being part of the same property conveyed to D & Y Properties, Inc., a Tennessee corporation by deed from Richard O. Lewis of record in Book 6644, page 100, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lot No. 186B on the plan of Resubdivision of Lots 186 & 187, Treveca Subdivision of Renraw, of record in Book 6050, page 86, Register's Office for Davidson County.

Said Lot fronts 50.00 ft. on the southerly margin of Lot 186A and extends back 124.0 ft. on the westerly line and 123.84 ft. on the easterly line to a dead line in the rear measuring 50.00 ft. thereon.

Being part of the same property conveyed to D & Y Properties, Inc., a Tennessee corporation, by deed from Richard O. Lewis of record in Book 6644, page 100, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being lot no. 196 on the plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 & 73, in the Register's Office for said County.

Said Lot No. 96 fronts 50 feet 2 inches on the southerly margin of Strouse Avenue and extends back 203.5 feet on the easterly line and 207.7 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to D & Y Properties, Inc., a Tennessee corporation, by deed from Richard O. Lewis of record in Book 6609, page 597, Register's Office for Davidson County, Tennessee.

This is improved property known as Tract I: 952A Strouse Avenue, Nashville, Davidson County, Tennessee; Tract II: 952B Strouse Avenue, Nashville, Davidson County, Tennessee; and Tract III: 972 Strouse Avenue, Nashville, Davidson County, Tennessee.

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

IN WITNESS WHEREOF, this Quitclaim Deed is executed on this the 22 day of Jan., 1986.

D & Y Properties, Inc.
A Tennessee Corporation

By: Douglas H. Posey, Pres
Douglas H. Posey, President

STATE OF TENNESSEE

BOOK 6767 PAGE 969

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Douglas H. Posey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged hiself to be the President of D & Y Properties, Inc., the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of D & Y Properties, Inc., by the said Douglas H. Posey as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22 day of Jan., 1986.

Olivia J. Owens
Notary Public

My Commission Expires: June 17, 1989

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is grester) is $ 155,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert W. Bell
Affiant

Sworn to and subscribed before me on this

the 22 day of Jan., 1986.

Olivia J. Owens
Notary Public

My Commission Expires: June 17, 1989

RUSH

IDENTIFICATION REFERENCE

7 0 8 1 4

JAN 22 3 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6767 PAGE 970

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

150000.00- CAPT.
403.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 409.50-
8245A01/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 0 8 1 4

IDENTIFICATION REFERENCE

JAN 22 3 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212949

NASHVILLE BUSINESS
615-255-0634