This Instrument Prepared by:

Shaw, Pittman, Potts & Trowbridge
1800 M Street, N.W.
Suite 400 - South Lobby
Washington, D.C. 20036

Map 93-2-3
Tax Parcel Number: 168

QUIT CLAIM DEED

BOOK 6783 PAGE 260

KNOW ALL MEN BY THESE PRESENTS, That Nashville/Noel Joint Venture, a Tennessee joint venture, for and in consideration of Ten (10) and 00/100 Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby bargain, sell remise, release, quit claim and convey unto Old Court Joint Ventures, Inc., a Maryland corporation, the real estate located in the City of Nashville, County of Davidson, State of Tennessee, and described in Exhibit A attached hereto and made a part hereof.

IN TESTIMONY WHEREOF Nashville/Noel Joint Venture has hereunto set its hand and seal this 17th day of December, 1985.

NASHVILLE/NOEL JOINT VENTURE,
a Tennessee joint venture

By: Old Court Joint Ventures, Inc.
General Partner

Ronnie S. Gottlieb

By: Diana Langeluttig
Diana Langeluttig,
Special Representative of
The State of Maryland
Deposit Insurance Fund Corporation,
Receiver of Old Court Savings and
Loan, Inc.

By: Aldrich Investment Corporation,
General Partner

C. Glenn Nevegar

By:

Property known as: ~~See Exhibit B attached hereto and made a part hereof~~ 300 Church Street NASHVILLE, TN.

Mail Tax Notice to: Old Court Joint Ventures, Inc.
1 North Charles Street
Suite 1301 - Attention: Diana Langeluttig
Baltimore, Maryland 21202

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $11,351.54.

Old Court Joint Ventures. Inc.,
Affiant

By: Diana Langeluttig
Diana Langeluttig,
Special Representative of
The State of Maryland
Deposit Insurance Fund Corporation,
Receiver of Old Court Savings and
Loan, Inc.

Subscribed and sworn to before me this the 16 day of December, 1985.

My Commission Expires:
3/15/89

Notary Public

STATE OF Washington, D.C.
: ss.
COUNTY OF _____)

Before me, Gwendolyn L. Davis, a Notary Public of said County aforesaid, personally appeared Diana Langeluttig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Special Representative of The State of Maryland Deposit Insurance Fund Corporation, Receiver of Old Court Savings and Loan, Inc. and Receiver acting on behalf of Old Court Joint Ventures, Inc., the within named bargainor, a corporation, and that she as such Special Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Receiver, by herself as such Special Representative of said Receiver.

Witness my hand and seal, at office, in Washington, D.C., this the 16th day of December, 1985.

Gwendolyn L. Davis
Notary Public

GWENDOLYN L. DAVIS NOTARY PUBLIC DISTRICT OF COLUMBIA

My Commission Expires:
3/15/89

STATE OF Tennessee)
: ss.
COUNTY OF Shelby)

Before me, Vel Yeager, a Notary Public of said County aforesaid, personally appeared Lyman D Aldrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of Aldrich Investment Corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office, in Memphis, Tenn., this the 19th day of December, 1985.

Vel Yeager
Notary Public

NOTARY PUBLIC SHELBY COUNTY TENNESSEE

My Commission Expires:
12-28-88

EXHIBIT A

Nashville/Noel

Real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Being land located in the 19th Councilmatic District of Nashville, Davidson County, Tennessee being part of lot 41 on the original Plan of the Town of Nashville, described according to a survey by Miller/Wihry, Inc. dated May 30, 1984 as follows:

Beginning at the intersection of the northern right of way of Church Street and the western right of way of Third Ave. North; thence with said right of way of Church Street south 59 degrees, 39 minutes, 12 seconds west a distance of 175.25 feet to the intersection of said Church Street right of way and the eastern right of way of Printers Alley; thence with the eastern right of way of Printers Alley north 37 degrees, 14 minutes, 27 seconds west a distance of 100.67 feet to a point; thence leaving said right of way north 59 degrees, 29 minutes, 43 seconds east along the common wall with the 207 Third Avenue Building, a distance of 175.28 feet to a point on the western right of way of Third Avenue North; thence with said right of way south 37 degrees, 13 minutes, 32 seconds east a distance of 101.15 feet to the point of beginning.

Being the same property conveyed to Nashville/Noel Property, a joint venture composed of Aldrich Investment Corporation, a Tennessee corporation, and Old Court Joint Ventures, Inc., a Maryland corporation by deed from Donna Maude Vradenburg, individually, and as the executrix of the estate of Joel E. Vradenburg, Barbara Goodwin, as substitute trustee under the Will of Joel E. Vradenburg; and Arthur H. Buhl, III, of record in Book 6371, page 82, Register's Office for Davidson County, Tennessee.

7.6207

IDENTIFICATION REFERENCE

FEB 14 2 07 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 6783 PAGE 263

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

M351-04- CAMT.
25.64 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 39.14-
4903A02/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.207.

IDENTIFICATION REFERENCE

FEB 14 2 07 PM '86

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 219431