Ext 32

BOOK 6948 PAGE 618

Mortgagee: Commerce Union Bank
One Commerce Place
Nashville, TN 37239

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Mayfair Partnership c/o Michael J. Spalding 2010 Church Street Nashville, TN 37203	Same	21W-01527 Map 92-15 Par 11-43

This instrument prepared by: Boult, Cummings, Conners & Berry,
222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Michael J. Spalding d/b/a The Mayfair (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto The Mayfair Partnership (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 2301 Elliston Place, Nashville, Tennessee 37203.

IDENTIFICATION REFERENCE 31418

AUG 13 1 55 PM '86

DAVIDSON COUNTY, TN
FELIX Z. WILSON, REGISTER

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 1.00

Michael J. Spalding
Affiant

Subscribed and sworn to before me this 31st day of July, 1986.

Martha Lucille Bradshaw
Notary Public
My Commission Expires: 1-10-88

NOTARY PUBLIC
MARTHA LUCILLE BRADSHAW
DAVIDSON COUNTY, TENN.

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

WITNESS the hand of the Grantor, this 31 day of July, 1986.

Michael J. Spalding

Michael J. Spalding, d/b/a
The Mayfair

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Martha Lucille Bradshaw, a Notary Public in and for said County and State, the within named Michael J. Spalding, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1986.



Martha Lucille Bradshaw
Notary Public

My Commission Expires: 1-10-89

EXHIBIT A

TO THE QUITCLAIM DEED FROM MICHAEL J. SPALDING

TO THE MAYFAIR PARTNERSHIP

Being the northerly part of Lot 13 on the unregistered plan of part of the Elliston Property, the original plan of said property being of record in Book 21, page 141, Register's Office for Davidson County, more particularly described as follows:

Beginning at the southwest corner of Elliston Place and 23rd Avenue North, thence with the southerly margin of Elliston Place, westerly 104.8 feet to the corner of Lots 13 and 14; thence southerly with the line between said Lots 34.14 feet to the northwest corner of the property conveyed to Dan E. McGugin, by deed from Guarantee Construction Company, of record in Book 409, page 356, said Register's Office; thence with his northerly line, easterly 100 feet to the westerly margin of 23rd Avenue, North; thence with the westerly margin of said street, 65.5 feet to the point of beginning.

Being the same property conveyed to Michael J. Spalding d/b/a The Mayfair by Sue Hoffman Morris, Executrix under the Last Will and Testament of Julia Ambrose Randolph, pursuant to power of sale contained therein, as shown in Book 6881, page 726, Register's Office for Davidson County, Tennessee.