Prepared by John Lupton, attorney

ADDRESS OF NEW OWNER	MORTGAGEE	MAP-PARCEL NOS.
Joel P. Morris 222 Fourth Avenue N. Nashville, TN 37219	Joel P. Morris 222 Fourth Ave. N Nashville, TN 37219	Map: 93-6-4 Parcel: 40

QUITCLAIM DEED BOOK 7037 PAGE 964

This instrument made and entered into on this the 12th day of November, 1986, by and between MORRIS FURNITURE COMPANY, a Tennessee corporation, party of the first part and JOEL P. MORRIS, an individual, party of the second part,

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part quitclaims unto the party of the second part, all its right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Being part of Lot No. 21 on the Map of Davidson Academy Lots, not of record, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, July 19, 1948, as follows:

Beginning at a point in the east margin of Fourth Avenue, South, as now widened, and located 90 feet south of the south margin of Broad Street, said point being in the south line of a 10-foot area way and in the north-west corner of the building located on said lot known as 104 Fourth Avenue, South; thence along the margin of Fourth Avenue, South, southerly 25 feet to a point; thence easterly 70 feet to a point; thence northerly 25 feet to a point; thence westerly 70 feet, more or less, to the east margin of Fourth Avenue, South, the point of beginning.

Being part of the property conveyed to Morris Furniture Company by Selma Grosberg Blocker, Al Grosberg and Chester Grosberg, by Warranty Deed of record in Book 2276, Page 153, Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Joel P. Morris
Affiant

Subscribed and sworn to before me this 12th day of November, 1986.

Karen Q. Reeves
Notary Public

My Commission Expires:
3-11-90

This is improved property known as Fourth Avenue, South, Nashville, Tennessee.

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

In testimony whereof, the parties of the first part have hereunto set their signatures, the day and date first above written.

MORRIS FURNITURE COMPANY

BY: Joel P. Morris
Joel P. Morris

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Karen Q. Reeves, of the state and county aforesaid, personally appeared JOEL P. MORRIS, 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 MORRIS FURNITURE COMPANY, a Tennessee corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 12th day of November, 1986.

Karen Q. Reeves
Notary Public

My Commission Expires:
3-11-90

FELIX Z. WILSON -- REGISTER
DAVIDSON COUNTY, TN
Nov 12 12 09 PM '86
IDENTIFICATION REFERENCE
62457