THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Richard A. Lewis, etux 233 Burlington Place Nashville, Tn. 37215	Same as new owners	Map 81-12 Par. 448 & 449

MORTGAGOR: Bank of Goodlettsville

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between RICHARD A. LEWIS, TRUSTEE and RALCO INVESTMENTS, INC., a Tennessee Corporation, hereinafter called "GRANTORS", and RICHARD A. LEWIS and DELORES A. LEWIS, hereinafter called "GRANTEES":

APR 6 9 40 AM '87
DAVIDSON COUNTY, TN.
FELIX Z. WISEMAN REGISTER

IDENTIFICATION REFERENCE

11526

W I T N E S S E T H:

WHEREAS, by deed dated September 21, 1984 and filed for record in Book 6387, page 699, Register's Office, Davidson County, Tennessee, Minnie Bell Morgan, an unmarried woman, conveyed to Richard A. Lewis, Trustee a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Being Lot No. 49 on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 49 fronts 50 feet on the easterly side of Eighth Avenue North, formerly McGavock or Spruce Street and runs back between parallel lines 160 feet to an alley.

TRACT II: Being Lot No. 51 and the northerly 24 feet of Lot No. 53 in North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 51 and the northerly 24 feet of Lot No. 53 front together 74 feet on the easterly side of 8th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Richard A. Lewis, Trustee, by deed from Minnie Belle Morgan, unmarried of record in Book 6387, page 699, Register's Office, Davidson County, Tennessee.

and,

WHEREAS, by deed of record in Book 6167, page 48, Register's Office, Davidson County, Tennessee, Minnie Belle Morgan

transferred and conveyed to the State of Tennessee a part of the property hereinabove described and described as follows, to-wit:

BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the east margin of 8th Avenue North; thence with the said east margin North 27 degrees 26 minutes West 74 feet more or less to a point; thence with the south boundary of Minnie B. Morgan eastwardly 2 feet more or less to a point; thence with the proposed right-of-way with a curve left and southwardly 74.09 feet to a point; thence with the said north boundary westwardly 6 feet more or less to the point of beginning and containing 278 square feet and being part of the property conveyed by Dollie Mai Flatt to Minnie Bell Morgan of record in Book 1851, page 345, Register's Office for Davidson County, Tennessee.

Temporary construction easement outside the proposed right-of-way line. The title to the property described below remains vested in the Grantor and is to be used by State of Tennessee, its contractors or its assigns for a period of three (3) years.
BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the proposed right-of-way, described above; thence with the said proposed right-of-way with a curve right and northwardly 74.09 feet to a point; thence with the south boundary of Minnie B. Morgan northeastwardly 2 feet more or less to a point; thence with the slope line southwardly 74 feet more or less to a point; thence with the said north boundary southwestwardly 1 foot more or less to the point of beginning and containing 146 square feet.

;and,

WHEREAS the conveyance to the State of Tennessee was not exlcuded from the conveyance to Richard A. Lewis, Trustee in the deed of record in Book 6387, page 699, said Register's Office; and,

WHEREAS, Richard A. Lewis and the beneficiary were fully aware of the prior conveyance to the State of Tennessee; and,

WHEREAS, title to the remaining property was vested in Richard A. Lewis, Trustee without any power to sell or convey the said property without the joinder of the beneficiary; and,

WHEREAS, title to the said property was vested in Richard A. Lewis, Trustee for the use and benefit of Ralco Investments, Inc. a Tennessee Corporation, with its principal office at 233 Burlington Place, Nashville, Tennessee 37215; and,

WHEREAS, Richard A. Lewis and Delores A. Lewis are the only shareholders, officers and directors in Ralco Investments, Inc.; and,

WHEREAS, the trustee, joined by the beneficiary now desire to convey the said property to Richard A. Lewis and wife, Delores A. Lewis, individually.

NOW, THEREFORE for and in the consideration of ONE ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the Grantors, Richard A. Lewis, Trustee and Ralco Investments, Inc. as sole beneficiary of the trust hereby quitclaim and convey to the Grantees, Richard A. Lewis and wife, Delores A. Lewis the following described property in Davidson County, Tennessee, to-wit:

TRACT I: Being Lot No. 49 on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 49 fronts 50 feet on the easterly side of Eighth Avenue North, formerly McGavock or Spruce Street and runs back between parallel lines 160 feet to an alley.

TRACT II: Being Lot No. 51 and the northerly 24 feet of Lot No. 53 in North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County.
Said Lot No. 51 and the northerly 24 feet of Lot No. 53 front together 74 feet on the easterly side of 8th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Richard A. Lewis, Trustee, by deed from Minnie Belle Morgan, unmarried of record in Book 6387, page 699, Register's Office, Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the property conveyed to the State of Tennessee, by deed from Minnie Bell Morgan, of record in Book 6167, page 48, described as follows, to-wit:

BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the east margin of 8th Avenue North; thence with the said east margin North 27 degrees 26 minutes West 74 feet more or less to a point; thence with the south boundary of Minnie B. Morgan eastwardly 2 feet more or less to a point; thence with the proposed right-of-way with a curve left and southwardly 74.09 feet to a point; thence with the said north boundary westwardly 6 feet more or less to the point of beginning and containing 278 square feet and being part of the property conveyed by Dollie Mai Flatt to Minnie Bell Morgan of record in Book 1851, page 345, Register's Office for Davidson County, Tennessee.

Temporary construction easement outside the proposed right-of-way line. The title to the property described below remains vested in the Grantor and is to be used by State of Tennessee, its contractors or its assigns for a period of three (3) years.
BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the proposed right-of-way, described above; thence with the said proposed right-of-way with a curve right and northwardly 74.09 feet to a point; thence with the south boundary of Minnie B. Morgan northeastwardly 2 feet more or less to a point; thence with the slope line southwardly 74 feet more or less to a point; thence with the said north boundary southwestwardly 1 foot more or less to the point of beginning and containing 146 square feet.

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

WITNESS our hands on the day and date acknowledged below.

RICHARD A. LEWIS, TRUSTEE

RALCO INVESTMENTS, INC., a Tennessee Corporation

By: Richard A. Lewis
Richard A. Lewis, President

By: Delores A. Lewis
DELORES A. LEWIS, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD A. LEWIS, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 2nd day of April, 1987.

Linda B. Walford
NOTARY PUBLIC

My Commission Expires: 1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD A. LEWIS and DELORES A. LEWIS, with whom I am personally acquainted and who acknowledged themselves to be President and Secretary of RALCO INVESTMENTS, INC., the bargainor, a corporation, and as such President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand and official seal, this the 2nd day of April, 1987.

Linda B. Walford
NOTARY PUBLIC

My Commission Expires: 1/21/90

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

Sworn to and subscribed before me this the 2nd day of April, 1987.

NOTARY PUBLIC

My Commission Expires: 1/21/90