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OFFICIAL SEAL
NATALIE HERRERA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Oct. 2, 1987

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None .

Franklin D. Lee

AFFIANT Franklin D. Lee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 1987.

Natalie Herrera

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/87

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201

NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin D. Lee	Franklin D. Lee	
(NAME)	(NAME)	43-14-112
13201½ South Street	13201½ South Street	11D-45400
(STREET ADDRESS)		105-16-5 (STREET)
Cerritos, CA 90701	Cerritos, CA 90701	6DA-23755
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

REAL ESTATE CENTER OF CERRITOS, A CALIFORNIA CORPORATION d/b/a REAL ESTATE CENTER does hereby quitclaim to FRANKLIN D. LEE, a fee simple estate, of all its interest in the following land:

TRACT 1: Land in Davidson County, Tennessee, being part of Lot 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and described according to a survey made by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:

Beginning at a point in the easterly margin of Lanier Drive at an iron pin, being the common corner of Lots Nos. 23 and 24 (corner of Winsett property); thence with the margin of said Drive South 30° 15' West 45 feet to a rock retaining wall; thence leaving said margin of said Drive South 70° 6' East 142.48 feet to an iron pin; thence South 3° 59' West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line South 86° 01' East 102 feet to a concrete monument, being the southeast corner of Lot No. 24; thence North 6° 42' East 70 feet to an iron pin, being the northeast corner of Lot No. 24; thence North 70° 6' West 231.36 feet to the point of beginning, containing 0.337 acres, more or less.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Russwurm Heights, Section 2, as of record in Book 2083, page 101, said Register's Office, to which Plan reference is made for a more complete description.

Both Tracts, being part of the same property as vested in Real Estate Center of Cerritos d/b/a Real Estate Center by judgement of the Chancery Court for Davidson County, Tennessee, Part III, Case No. 81-1024-III, wherein the interest of Lenore Willard a/k/a Lenore Dziedzic in said property was divested from her and vested in the Grantor herein of record in Book 5860, page 278, Register's Office for Davidson County, Tennessee.

As of Tract I, this conveyance is made subject to a first mortgage in the original principal sum of $24,500.00 as secured by a vendors lien securing Ben F. Harris and wife, Goldie W. Harris of record in Book 5399, page 173, said Register's Office and further subject to a Federal Tax Lien of record in Book 6177, page 988, said Register's Office.

As of Tract II, this conveyance is made subject to a first mortgage Deed of Trust securing Realty Mortgage Company of record in Book 5083, page 604; a second mortgage in the original principal sum of $24,000.00 as payable to House Craft Corporation of record in Book 5600, page 293, as assigned to Raymond L. Davis, Jr. of record in Book 6027, page 765; Restrictive Covenants of record in Book 2294, page 486; easements and setback lines of record in Book 2083, page 101; Federal Tax Lien of record in Book 6177, page 988; all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 245B Lanier Drive, Madison, Tennessee, 37115, and 507 Waycross Drive, Nashville, Tennessee. 37215 Corporate Resolution attached.

WITNESS its hand this 25th day of August, 1987.

REAL ESTATE CENTER OF CERRITOS, A CALIFORNIA CORPORATION d/b/a REAL ESTATE CENTER

BY: Mary K. Lee
Mary K. Lee, Secretary

BY: Franklin D. Lee
Franklin D. Lee, President

STATE OF _____

_____ COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____

this _____day of _____, 19__.

COMMISSION EXPIRES:_____ _____NOTARY PUBLIC

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, Natalie Herrera a Notary Public in and for the State and County aforesaid, personally appeared Franklin D. Lee and Mary K. Lee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of the Real Estate Center of Cerritos, a California Corporation d/b/a Real Estate Center, and that they as such President and Secretary, respectively, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and official seal at Cerritos, California, this 25 day of August, 1987.

COMMISSION EXPIRES: October 2, 1987 Natalie Herrera NOTARY PUBLIC

Natalie Herrera

SEAL
NATALIE HERRERA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Oct. 2, 1987

REAL ESTATE CENTER OF CERRITOS
MINUTES OF MEETING
Held on July 14, 1987

A meeting was held by the Directors of Real Estate Center of Cerritos at 9:30 a.m. this date. Mr. Lee, the President of Real Estate Center of Cerritos, brought before the Directors a resolution to transfer the real property commonly known as 245B Lanier Drive, Madison, Tennessee and 507 Waycross Drive, Nashville, Tennessee, to Franklin D. Lee, as his sole and separate property. The Secretary and President were authorized to execute deeds on behalf of the corporation.

By: Mary K. Lee, Secretary

Approved:

By: Franklin D. Lee, President

7 2 8 6 1

IDENTIFICATION REFERENCE

Oct 9 3 25 PM '87

DAVIDSON COUNTY, TN