Address of Mortgagee: Third National Bank in Nashville
P.O. Box 76
Nashville, TN 37219
Attn: Robert P. Watson

BOOK 7435 PAGE 462

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
222 Partners, Ltd. c/o Landmark Capital Co-Partners 222 Third Avenue North Suite 420 Nashville, TN 37201 Attn: Michael A. Hartley	222 Partners, Ltd. c/o Landmark Capital Co-Partners 222 Third Avenue North Suite 420 Nashville, TN 37201 Attn: Michael A. Hartley	Map 161 Parcels 82, 232, 234

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 of which is hereby acknowledged, W. Gerald Ezell (the "Grantor"), by these presents does hereby quitclaim and convey unto 222 Partners, Ltd., a Tennessee limited partnership with W. Gerald Ezell and 222 Partners, Inc., a Tennessee corporation, as general partners (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 South Plaza Shopping Center.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ none.

Affiant

Subscribed and sworn to before me this 31st day of December, 1990.

Notary Public
My Commission Expires: 11/12/90

93357.

IDENTIFICATION REFERENCE

DEC 28 11 50 AM '90

DAVIDSON COUNTY, TN

12/28 0101 03CHECK 9.00

WITNESS the hand of the Grantor, this 31st day of December, 1986.

W. Gerald Ezell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Wayne W. Harris, a Notary Public in and for said County and State, the within named W. Gerald Ezell, 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 December, 1986.

Wayne W. Harris
Notary Public

My Commission Expires: 11/12/90

EXHIBIT A

LEGAL DESCRIPTION

South Plaza

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 and Reserve Parcel "A" on the Second Revision of South Plaza Shopping Center, of record in Book 6250, page 556, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being part of the same property conveyed to South Plaza Joint Venture, a Tennessee joint venture composed of Barry E. Dotson and Associates, Inc., a Tennessee corporation and W. Gerald Ezell, by deed from Texas Commerce Bank National Association, a national banking association, and Texas Commerce Funding Company, a Delaware corporation, of record in Book 6277, page 803, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed from South Plaza Joint Venture, a Tennessee joint venture, to its joint venturers ~~of~~ W. Gerald Ezell and Barry E. Dotson & Associates, Inc., a Tennessee corporation, in connection with its dissolution and termination of existence of record in Book 7435, page 758, Register's Office for Davidson County, Tennessee.