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This Instrument Prepared By:
Miller & Martin
Suite 1000
Volunteer State Life Building
Chattanooga, Tennessee 37402

MAIL ENV.

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sovran Bank/Central South One Commerce Place 10th Floor Nashville, TN 37219	Same	131-14-A-60Ja

THIS QUITCLAIM DEED is made to be effective the 23rd day of January, 1989 from DELAWARE RESIDUALS LIMITED, L.P., a Delaware ~~corporation~~ LIMITED PARTNERSHIP ("Grantor"), in favor of SOVRAN BANK/CENTRAL SOUTH, a Tennessee banking corporation ("Grantee").

WHEREAS, BCB Joint Venture, a partnership, executed that certain Deed of Trust to Stephen C. Baker, Trustee as recorded in Book 5885, Page 674 ("Deed of Trust") in the Register's Office of Davidson County, Tennessee, conveying real estate more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Grantor has assumed all liabilities and obligations regarding said property from BCB Joint Venture according to an Assumption Agreement of record in Book 7561, Page 67 in said Register's Office; and

WHEREAS, Grantee is the sole owner of the indebtedness and holder of the promissory note secured by the Deed of Trust; and

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Tennessee 37402

WHEREAS, pursuant to the terms of an "Agreement and Release" of even date herewith, Grantor desires to execute this Deed releasing its interest in the property described in such Deed of Trust.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby expressly acknowledged, Grantor hereby remises, releases and quitclaims unto Grantee, its successors or assigns, the real estate in Davidson County, Tennessee more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all personal property, fixtures and other interests and rights of Grantor related to such real estate or located in or upon such real estate.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers to be effective the date first above written.

DELAWARE RESIDUALS LIMITED, L.P.,
a Delaware ~~corporation~~ LIMITED PARTNERSHIP
GROUP REAL ESTATE INVESTMENTS INC.,
GENERAL PARTNER

By _____
Title: Pres.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CHARLES B. ROASH, JR., of the state and county aforesaid, personally appeared W. CRUSWELL FREEMAN ~~and~~ _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged ~~themselves~~ HIMSELF to be PRESIDENT ~~and~~ _____ of ~~DELAWARE RESIDUALS LIMITED, L.P.~~, the within named bargainor, a ~~Delaware~~ Tennessee corporation, and that ~~they~~ HE as such PRESIDENT and _____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~themselves~~ HIMSELF as PRESIDENT ~~and~~ _____ AS GENERAL PARTNER OF DELAWARE RESIDUALS LIMITED, L.P., ~~A DELAWARE LIMITED PARTNERSHIP~~.

WITNESS my hand and seal, at office this 30th day of JANUARY, 1989.

Notary Public

My Commission Expires: 5-13-90

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer was $-0-.

SOVRAN BANK/CENTRAL SOUTH

By: Frank Parker
Title: Asst. Vice President

Sworn to and subscribed before me this 20th day of JANUARY, 1989.

Notary Public
My Commission Expires: 5-13-90

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EXHIBIT 'A'

Land in Davidson County, Tennessee described as follows:

Unit No. E-2, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominiums, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Delaware Residuals Limited, L.P., a Delaware limited partnership, by deed from BCB Joint Venture, a partnership composed of Mark Thomas, Dennis W. Thompson, Karen Thompson and Sue T. Carroll, of record in Book 7561, Page 64, Register's Office for Davidson County, Tennessee.

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