This instrument prepared by:
Mark E. Morrison
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

Box 21

QUITCLAIM DEED

BOOK 7790 PAGE 908

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Fred R. Birdwell 201 Neals Lane Gallatin, TN 37066	SAME	Map 142-0 Parcel 95

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, B and B PROPERTIES, a Tennessee General Partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Fred R. Birdwell (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee:

LAND in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan for B and B Properties of record in Book 6900, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B and B Properties, a Tennessee General Partnership by deed from William E. Bingham and Fred R. Birdwell, d/b/a/ B and B Properties, a Partnership, of record in Book 7038, page 431, in the Register's Office for Davidson County, Tennessee.

Grantee hereby grants to William E. Bingham ("Bingham"), his successors and assigns, the right, for thirty (30) days, to elect to purchase said Lot No. 1 described above from Grantee in the event Grantee receives an offer to purchase said Lot No. 1. If Grantee receives an offer to purchase said Lot No. 1, he shall notify Bingham in writing of such offer and its terms. Bingham shall have thirty (30) days to elect to purchase said Lot No. 1 pursuant to the terms of the offer. In the event Bingham elects to purchase said Lot No. 1, he shall have forty-five (45) days from the date he notifies Grantee of his election to close the purchase. If Bingham does not exercise his right of first refusal, Grantee shall be free to sell said Lot No. 1 pursuant to the terms and conditions of the offer. However, in the event that the terms and conditions change from that offered to Bingham, Grantee will notify Bingham of the changed terms and Bingham shall have thirty (30) days to elect to purchase said Lot No. 1 pursuant to the terms and conditions of the new offer and this paragraph. Bingham's election not to exercise the right of first refusal contained herein may be evidenced by a release executed by Bingham and recorded in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 9th day of March, 1989.

B AND B PROPERTIES, a Tennessee general partnership

BY: William E. Bingham
William E. Bingham, Partner

BY: Fred R. Birdwell
Fred R. Birdwell, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William E. Bingham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of B AND B PROPERTIES, a Tennessee general partnership, and is authorized by the joint venture, the maker, to execute this instument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of March, 1989.

NOTARY PUBLIC
My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred R. Birdwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of B AND B PROPERTIES, a Tennessee general partnership, and is authorized by the joint venture, the maker, to execute this instument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of March, 1989.

NOTARY PUBLIC
My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Fred R. Birdwell
Affiant

Subscribed and sworn before me this 9th day of March, 1989.

NOTARY PUBLIC
My Commission Expires: 1-21-90

IDENTIFICATION REFERENCE
15580
MAR 10 1 57 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
4699 03/10 0101 03CHECK 9.00