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THIS INSTRUMENT PREPARED BY:
John W. Stapp IV
MANIER, HEROD, HOLLABAUGH
& SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-0030

Name of Buyer	Send Tax Bills To:	Map-Parcel
Citizens Fidelity Bank and Trust Company Citizens Plaza Louisville, Kentucky 40296	Same	Map 093-6-2 Parcel 58

QUITCLAIM DEED

WHEREAS, by Deed of Trust dated as of September 1, 1983, and recorded in Book 6149, page 395, in the Register's Office for Davidson County, Tennessee, 135 Limited, a Tennessee Limited Partnership, conveyed to Commerce Union Bank, now Sovran Bank/Central South, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 21st day of April, 1989, at the main door of the Courthouse of Davidson, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the property for sale at public outcry to the highest and best bidder for cash at which sale, Citizens Fidelity Bank and Trust Company ("Grantee"), being the highest and best bidder, became the purchaser of the property at and for the sum of Four Hundred Thousand Dollars and No Cents ($400,000.00) paid by crediting said amount against indebtedness owed to Grantee.

NOW, THEREFORE, in consideration of the premises contained herein, the undersigned Sovran Bank/Central South as Trustee, does hereby quitclaim to the Grantee all of its interest in the property described as follows:

41073
RECEIVED FOR REFERENCE
JUN 14 3 52 PM '89
RUSH

Being the improved real property known as 133-135 Second Avenue North in Nashville, Davidson County, Tennessee, located in the First Civil District of the Metropolitan Government of Nashville and Davidson County, more particularly described as follows:

Being part of lot No. 29 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the westerly margin of Second Avenue, North, formerly Market Street, as widened, at the northeast corner of the property conveyed to Louie Gasser by deed from John V. Orman, et al., of record in Book 1320, page 100, Register's Office for said County; thence with said Avenue northwardly 45 feet, more or less, to the center of an 18 inch wall, the southeast corner of the property conveyed to Hugh F. Smith, Jr., and wife, by deed from Mae K. Metz and husband, of record in Book 1306, page 19, said Register's Office; thence with the center of said wall and with the southerly line of said Smith property westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly, 45 feet, more or less, to the northwest corner of said Gasser property; thence with said Gasser's northerly line eastwardly 85 feet, more or less, to the beginning.

Being the same property conveyed to 135, LIMITED by deed from Dukes, Dukes & Ledford of record in Book 6143, page 3, Register's Office for Davidson County, Tennessee.

The sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made.

IN WITNESS WHEREOF, Sovran Bank/Central South, Trustee, has executed these presents this 23 day of May, 1989.

SOVRAN BANK/CENTRAL SOUTH
FORMERLY COMMERCE UNION BANK

By: _____

Title: Assistant Secretary

TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Sheryl Y. Gray, a Notary Public within and for the State and County aforesaid, personally appeared T. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his several oaths acknowledged himself to be the Asst Secretary of Sovran Bank/CS, a corporation, and that he as such Asst Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Secretary.

WITNESS my hand at office this 23 day of May, 1989.

Sheryl Y. Gray
Notary Public

My Commission Expires: 1-21-90

~~I swear or affirm that the actual consideration for this transfer is $400,000.00.~~

~~Sworn to and subscribed before me this 23 day of May, 1989.~~

~~Notary Public~~

~~My Commission Expires:~~

I swear or affirm that the actual consideration for this transfer is zero (-0-).

John W. Stapp, IV

Sworn to and subscribed before me this 14th day of June, 1989.

Notary Public
My Commission Expires:
1-9-89

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