THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Suite 2000
424 Church Street
Nashville, Tennessee 37219

Fee 67

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QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.:
Cumberland Associates c/o Miller and Associates, Inc. Suite 110 102 Woodmont Boulevard Nashville, Tennessee 37205	First American National Bank First American Center Nashville, Tennessee 37237	93-6-2-74

FOR AND IN CONSIDERATION of the termination of the Land Trust Agreement, not of record, between the undersigned Trustee and the current Beneficiary thereunder named, as Grantee herein, Robert Bond Miller, Trustee, with full power to transfer, convey, or encumber without joinder of any beneficiary (herein referred to as the "Grantor") has bargained and sold, and does hereby quitclaim, transfer and convey unto Cumberland Associates, a Tennessee joint venture composed of Miller and Associates, Inc., a Tennessee corporation, and JM Investment Co., a Delaware corporation (herein referred to as the "Grantee") and to the said Grantee's successors and assigns certain real estate in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as the Nashville Sash and Door Building, 148-152 Second Avenue North, Nashville, Tennessee.

IN TESTIMONY WHEREOF, the Grantor has executed the foregoing instrument to be effective as of the 29th day of December, 1989.

Robert Bond Miller, Trustee — Trustee

92817

IDENTIFICATION REFERENCE

Dec 29 2 33 PM '89

DAVIDSON COUNTY, TN

9.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rose Ann Mullins, a Notary Public in and for the county and state aforesaid, personally appeared Robert Bond Miller, Trustee, the within named 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 seal, at office in Nashville, Tennessee, this 29th day of December, 1989.

Rose Ann Mullins
NOTARY PUBLIC

ROSE ANN MULLINS · NOTARY PUBLIC · TENN.

My Commission Expires
March 3, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.00 and no other monetary consideration.

John M. Roe Jr.
AFFIANT

Sworn to and subscribed before me
this 29 day of December, 1989.

Rita McQuerry
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Second Avenue, North, on the east by First Avenue, North, and located generally south of Church Street, more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue, North, 457.4 feet from the southerly margin of Church Street;

Thence, N 62° 13' E. 210.23 feet to First Avenue North;

Thence, with said Avenue, S 27°, 02' E. 84.80 feet;

Thence, S 62° 22' W. 210.25 feet to Second Avenue, North;

Thence, N 27° 01' W. 84.27 feet to the point of beginning, containing 0.408 acre, more or less, and being known as 148-152, Second Avenue North, Nashville, Tennessee.

Being the same property conveyed to Robert Bond Miller, Trustee, by deed of record in Book 7872, page 885, Register's Office for Davidson County, Tennessee.