THIS INSTRUMENT PREPARED BY:
B. GAIL REESE
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

BOOK 8029 PAGE 208

Name of Buyer	Send Tax Bills To:	Map-Parcel
Citizens Fidelity Bank and Trust Company Citizens Plaza Louisville, Kentucky 42096	Same	Map 093-62 Parcel 58

QUITCLAIM DEED

WHEREAS, by Deed of Trust dated as of September 30, 1983, and recorded in Book 6149, page 264, in the Register's Office for Davidson County, Tennessee, 219, Ltd., 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 5th day of January, 1990, at the main door of the Courthouse of Davidson County, 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 Forty-Five Thousand Dollars and No Cents ($445,000.00) 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:

> Being the improved real property known as 219 Fifth Avenue North in Nashville, Davidson County, Tennessee, and more particularly described as follows:
>
> Being part of Lot No. 89 on the plan of the original town of Nashville, Tennessee, described as follows:
>
> Beginning in the westerly line of Summer Street at a point 37'8" southerly from the southeast corner of Lot No. 88 of said town, and running southerly with Summer Street 22'8"; thence at right angles to Summer Street westerly 172' more or less to an alley; thence northerly with the easterly line of said alley 22'8"; thence at right angles easterly 172', more or less, to the beginning corner. Summer Street is now known as Fifth Avenue North. Being the same property conveyed to 219, Ltd. by deed from the Cumberland Group, Inc. of record in Book 6149, Page 260, 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 if so made.

IN WITNESS WHEREOF, Sovran Bank/Central South, Trustee, has executed these presents this 18th day of January, 1990.

SOVRAN BANK/CENTRAL SOUTH
FORMERLY COMMERCE UNION BANK

By: J Alexander

Title: ASSISTANT SECRETARY

TRUSTEE

STATE OF TENNESSEE:
:
COUNTY OF DAVIDSON:

Before me, Regina Emery, a Notary Public within and for the State and County aforesaid, personally appeared J 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 Assistant Secretary of Sovran Bank/Central South, a corporation, and that he as such Assistant 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 this 16 day of January, 1990.

Regina Emery
Notary Public

My Commission Expires: NOTARY PUBLIC

I swear or affirm that the actual consideration for this transfer is zero.

Sworn to and subscribed before me this

14th day of January, 1990.

Notary Public

My Commission Expires: 4-3-93

97604

IDENTIFI REFERENCE

JAN 19 4 11 PM '90

DAVIDSON COUNTY, TN

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