QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel
		92-3-4
Avon N. Williams, Jr., Et. Ux., Et. Al.	Same	008
		5W-01415
203 2nd Avenue, North Nashville, Tennessee 37201	BOOK 8066 PAGE 510	

FOR AND IN CONSIDERATION of the sum of Forty Thousand and No/100 ($40,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, Avon N. Williams, Jr., and wife, Joan M. Williams, hereinafter called Grantors, by these presents do hereby quitclaim and convey unto Richard H. Dinkins, hereinafter called Grantee, his heirs, successors and assigns, a ten percent (10%) undivided right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being part of Lot No. 26, on the Original Plan of the Town of Nashville, not of record.
>
> Said part of said lot beginning on the westerly side of Second Avenue, North, formerly Market Street, 30 feet northerly from the northerly margin of Church Street, running thence northerly with the westerly margin of said Second Avenue, North 30 feet to the southeast corner of the part of said lot formerly owned by John Beaty and afterwards by J. P. McFarland; thence westerly 105 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley 30 feet and thence eastwardly 105 feet, more or less, to the beginning.
>
> Being the same property conveyed to Avon N. Williams, Jr., and wife, Joan M. Williams, by quitclaim deed from Richard H. Dinkins, Trustee, of record in Book 7512, page 80, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made upon and subject to the following terms, conditions and reservations, running with the land:

1. Said Grantors shall have, hold and retain the remaining ninety percent (90%) undivided right, title and interest in and to said above described tract of land, as tenants by the entireties in fee simple.

2. Grantee's said undivided right, title and interest is subject and subordinate to all existing title encumbrances, including but not limited to, certain first and second mortgage indebtednesses to Metropolitan Federal Savings and Loan

Association, all of which said Grantee has assumed and hereby assumes and agrees to pay along with said Grantors.

3. Grantors shall have and retain sole and exclusive control over leasing, rental and management of said real estate, and said Grantors also shall have the right to use all income therefrom for payments upon said existing or any future encumbrances.

4. Grantors hereby expressly reserve to themselves and each of them, their heirs, executors, representatives and assigns, the sole and exclusive right and power to lease, manage, develop and/or sell said real estate and/or any portion thereof, and to determine the terms and conditions of such lease, management, development or sale; however Grantee shall have a right of first refusal to lease, develop or purchase same after seven days written notice of said terms and conditions.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as set forth herein and as may affect the premises.

Witness our hands this 15th day of March, 1990.

Joan M. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD H. DUNKINS, a Notary Public in and for said County and State, the within named Avon N. Williams, Jr., and wife, Joan M. Williams, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15TH day of MARCH, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me

this the 15th day of March, 1990.

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My Commission Expires: 5-20-92

(Affix Seal) Notary Public

THIS INSTRUMENT WAS PREPARED BY WILLIAMS AND DINKINS, ATTORNEYS, 203 Second Avenue, North, Nashville, Tennessee 37201.

1 1 4 4 7

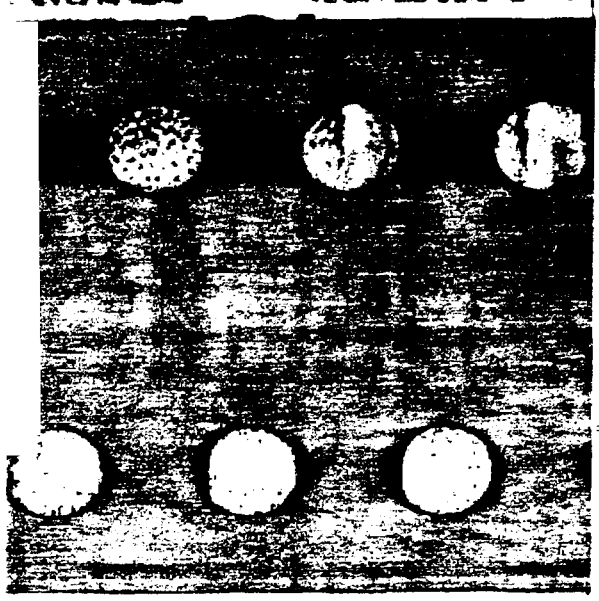
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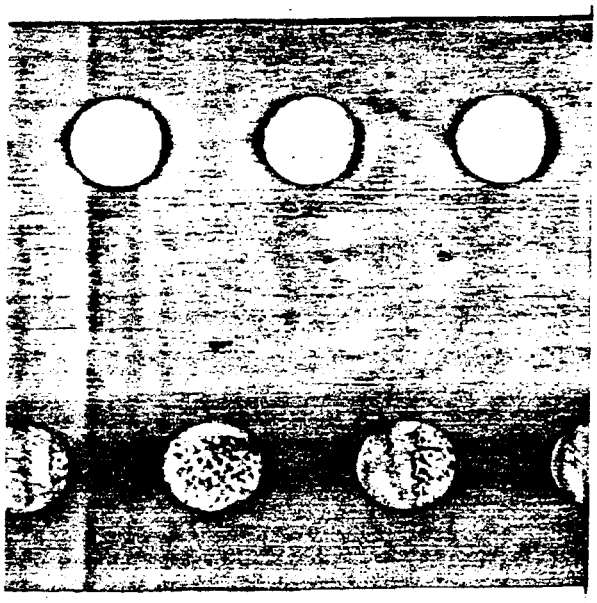
MAR 16 11 41 AM '90

DAVIDSON COUNTY TN.

RUSH

3214 03/16 0101 03CHECK 142.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 142.00
				CHECK 142.00
03/16/90	01			11:39 0001 3214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 11 4 4 7

CROSS REFERENCE

MAR 16 11 42 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 301672