File 3)
CTIC

BOOK 8103 PAGE 92

Prepared By and After Recording Return To:
James A. Hartman, P.A.
Attn: Alison Mecca
Post Office Box 2031
Orlando, Florida 32801

MAY 4 11 47 AM 1990
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
24145

Address of New Owner As Follows:	Send Tax Bills To:	Map Parcel:
CNL Income Fund VI, Ltd. 400 E. South Street, Suite 500 Orlando, Florida 32801	CNL Income Fund VI, Ltd. Same	Map 86 P/O Parcel 9

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES M. SENEFF, JR. and ROBERT A. BOURNE do hereby quitclaim and convey unto CNL INCOME FUND VI, LTD., a Florida limited partnership, forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Jacksons Courtyard, of record in Book 6900, Page 970, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point situated in the southerly margin of Lebanon Pike, said point being westerly 860.5 feet more or less from Juarez Drive, said point also being the northwest corner of the Shoney's property of record in Deed Book 4880, Page 437, said Register's Office, and the northeast corner of the property herein described;

Thence, along said common line with the Shoney's property, N 86 degrees 17' 47" E, a distance of 191.54 feet to a point;

Thence, S 6 degrees 2' 36" E, a distance of 160.30 feet to a point;

Thence, S 85 degrees 00' 58" W, a distance of 239. 13 feet to a point;

Thence, N 51 degrees 10' 59" W, a distance of 91.45 feet to a point situated in the southerly margin of Lebanon Pike;

Thence, along said road, N 46 degrees 45' 00" E, a distance of 43.74 feet to a point;

Thence, along a curve to the left having a central angle of 11 degrees 48' 01", a radius of 517.68 feet, a length of 106.62 feet to the point of beginning and containing 41,425 square feet or 0.951 acres of land more or less.

Being part of the same property conveyed to James M. Seneff, Jr. and Robert A. Bourne by a General Warranty Deed from Jackson's Courtyard, a partnership composed of William J. Gregg, Sr., Robert Anderson, LeRoy Norton, Jr., William J. Gregg, Jr. and Richard Pierce King of record in Book 7965, Page 354 , Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, JAMES M. SENEFF, JR. AND ROBERT A. BOURNE have caused this instrument to be executed on the 23rd day of February, 1990.

James M. Seneff, Jr.

Robert A. Bourne

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, James M. Seneff, Jr. and Robert A. Bourne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of February, 1990.

(SEAL)

Michelle B. Joran
Notary Public
My Commission expires:

Notary Public, State of Florida
My Commission expires Aug. 7, 1993

STATE OF FLORIDA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF PROPERTY (WHICHEVER IS GREATER) IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 1990.

(SEAL)

Michelle B. Joran
Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission expires Aug. 7, 1993

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