Bot 38

BOOK 8257 PAGE 754

This Instrument Was Prepared By:

John V. Adams, Attorney
3813 Cleghorn Avenue
Nashville, TN 37215

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Klaus Tschira & Gerda Tschira c/o Corim, Inc. P.O. Box 10185 Savannah, Georgia 31412	Same	93-2-4 017.0

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuabel consideration, the receipt of which is hereby acknowledged, One Church Street, Inc., (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Klaus Tschira and wife, Gerda Tschira, as Joint Tenants With Rights Of Survivorship ("Grantees"), all of its right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

This is improved property known as 182 Second Avenue North [One Church Street], Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

79665

IDENTIF. TREFERENCE

DEC 14 3 11 PM '90

FELIX Z. DAVIDSON REGISTER
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of December, 1990.

ONE CHURCH STREET, INC.

BY: Christina Sherman

Christina Sherman

Title: President

STATE OF GEORGIA

COUNTY OF Chatham

Before me, Inez Izard, a Notary Public in and for the County and State aforesaid, personally appeared Christina Sherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of One Church Street, Inc., the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Savannah, Georgia, this 14th day of December, 1990.

Inez Izard

Notary Public

My Commission Expires:
Notary Public, Chatham County, Ga.
My Commission Expires June 1, 1993

STATE OF GEORGIA)
)
COUNTY OF Chatham)

The actual cash consideration for this transfer of property is $154,800.00.

Sworn to and subscribed
before me this 14th day
of December, 1990.

Notary Public

My Commission Expires:

INEZ IZZARD
Notary Public, Chatham County, Ga.
My Commission Expires [illegible]

EXHIBIT A

The land referred to is described as follows:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Church Street between First Avenue North (formerly Water or Front Street) and Second Avenue North (formerly Market Street), being part of Lot No. 12 in the original Town of Nashville, not of record, and being more particularly described as follows:

> Beginning at the point of intersection of the westerly margin of First Avenue North and the southerly margin of Church Street' thence, with said margin of First Avenue North South 27° 02' East, 78.30 feet to the outside edge (corner) of building; thence leaving said margin South 62° 38' West, 208.76 feet to the easterly margin of Second Avenue North; thence, with said margin North 27° 01' West, 18.85 feet to a point, said point being 59.1° feet south of the southerly margin of Church Street; thence, leaving said Second Avenue North, North 62° 32' East, 103.00 feet; thence North 27° 01' West, 59.07 feet to the southerly margin of Church Street; thence, with said margin North 62° 32' East, 105.74 feet to the point of beginning. Containing 10,221 square feet or 0.23 acre, more or less.

Being the same property conveyed to First Atlanta Services Corporation by Quitclaim Deed from One Church Street Joint Venture of record in Book 7940, page 792, Register's Office for Davidson County, Tennessee.

9459 12/14 0101 03CHECK 523.84

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
154800.00
CON TX 510.84
PRFEE 1.00
WDEED 12.00
TOTAL 523.84
CHECK 523.84

12/14/90 01 15:40 0001 9459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79665

IDENTIF. REFERENCE

DEC 14 3 41 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 381880