This Instrument prepared by:
McMackin, Garfinkle, McLemore & Walker
One Nashville Place, 16th Floor
150 Fourth Avenue, North
Post Office Box 2758
Nashville, TN 37219-2758

87085

IDENTIF. REFERENCE

JAN 18 11 41 AM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000 =.

Patsy T. Baccus
Affiant

Subscribed and sworn to before me, this the 15th day of, January, 1991.

Notary Public
My Commission Expires MAY 20, 1992
My Commission Expires:_____

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. and Mrs. Daniel Baccus 1707 Graybar Lane Nashville, TN 37215	Mr. and Mrs. Daniel Baccus 1707 Graybar Lane Nashville, TN 37215	Map 144 Parcel 18

QUITCLAIM DEED

KNOW ALL MEN by these presents that David George Mangum and wife, Patti Baccus Mangum, as joint tenants with right of survivorship, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer, convey and quitclaim unto Daniel Baccus and wife, Patsy T. Baccus, as tenants in common, a one-half (1/2) interest in a certain improved tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Green Hills Realty Co.'s Forest Hills Community Subdivision, of record in Book 3600, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Emmett E. Gillespie and wife, Robbie S. Gillespie by deed from Elsie B. Maxwell and husband, Tillman Maxwell, of

record in Book 1284, page 644, Register's Office for Davidson County, Tennessee. The said Emmett E. Gillespie having since died. The same having been subsequently conveyed to Daniel Baccus and wife, Patsy T. Baccus, as tenants in common by deed of record in Book 8508, page 33, Register's Office, Davidson County, Tennessee.

Being the same one-half interest conveyed to David G. Mangum and wife, Patti Baccus Mangum, by Deed from Daniel Baccus and wife, Patsy T. Baccus, of record in Book 8248, Page 403, Register's Office, Davidson County, Tennessee.

In such manner, the grantors have conveyed a one-half interest in said property (one-half total). As a result of this conveyance, said Daniel Baccus will have a one-half interest in said property and wife, Patsy T. Baccus, will also have a one-half interest in said property.

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

WITNESS our hands this the 15th day of January, 1991.

DAVID G. MANGUM

Patti B. Mangum

PATTI B. MANGUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Mangum and wife, Patti B. Mangum, the bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1991.

Notary Public

My Commission Expires: My Commission Expires MAY 20, 1992

AGREEMENT REGARDING EXCHANGE OF INVESTMENT RENTAL PROPERTY

Dated this 18th day of January, 1991

This is an agreement between Daniel and Patsy T. Baccus, tenants in common, and David G. and Patti B. Mangum, joint tenants, regarding two pieces of real estate, one located at 1000 Graybar Lane, Nashville, Tennessee, and one located at 6031 Hillsboro Road, Nashville, Tennessee.

Whereas we both couples have one-half interest in each of the above named properties, and desire to terminate the one-half interest, and instead David G. and Patti B. Mangum have sole ownership as joint tenants in the property at 1000 Graybar Lane, and Daniel and Patsy T. Baccus have sole ownership as tenants in common in the property at 6031 Hillsboro Road, we hereby agree to exchange David G. and Patti B. Mangum's one-half interest in 6031 Hillsboro Road for Daniel and Patsy T. Baccus's one-half interest in 1000 Graybar Lane. This "Like Kind Exchange" of property is to be accomplished with deeds executed on the same day as this agreement.

At the conclusion of the above described exchange, David G. and Patti B. Mangum will own the property at 1000 Graybar Lane in its entirety as joint tenants, and Daniel and Patsy T. Baccus will own the property at 6031 Hillsboro Road in its entirety as tenants in common.

David G. Mangum — 1-18-91 Date

Patti B. Mangum — 1-18-91 Date

Daniel Baccus — 1-18-91 Date

Patsy T. Baccus — 1-18-91 Date

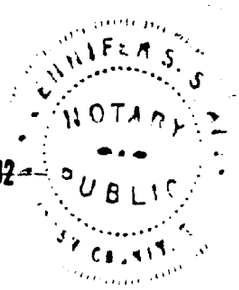
6638 01/18 0101 03CHECK 257.50

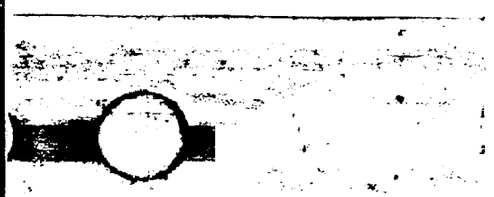
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of January 1991.

Notary Public

My commission expires: My Commission Expires MAY 20, 1992





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8278 PAGE 12

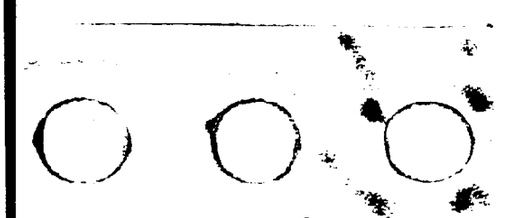


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

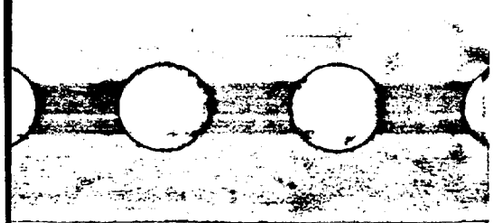
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	75000.00
CON TX	247.50
PRFEE	1.00
WDEED	9.00
TOTAL	257.50
CHECK	257.50

01/18/91 01 11:40 0001 6638

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



87085

IDENTIF. TREFERENCE

JAN 18 11 41 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390489