This instrument prepared by:
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

BOOK 8384 PAGE 889

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Ronnie Sanders 6375 Ivy Street, Apt B Nashville, Tennessee 37209	SAME	Map 94-13 Parcel 51

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Robert D. Dykstra, (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of Grantor's right, title and interest to Ronnie Sanders (hereinafter referred to as the "Grantee"), in the following described real property, being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED.

This is improved (unimproved) property known as 327 Hermitage Avenue, Nashville, Tennessee.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand, this 26TH day of June, 1991.

Robert D. Dykstra

26260

RECEIVED FOR RECORD
JUN 27 12 51 PM '91

8494 06/27 0101 03CHECK 175.00

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Robert D. Dykstra, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26 day of June, 1991.

Rita McQuerry
Notary Public

My Commission Expires:
3-27-93

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $50,000.00 and no other monetary consideration.

Ronald Yardley
AFFIANT

Sworn to and subscribed before me
this 26 day of June, 1991.

Rita McQuerry
Notary Public

My Commission Expires:
3-27-93

-2-

EXHIBIT "A"

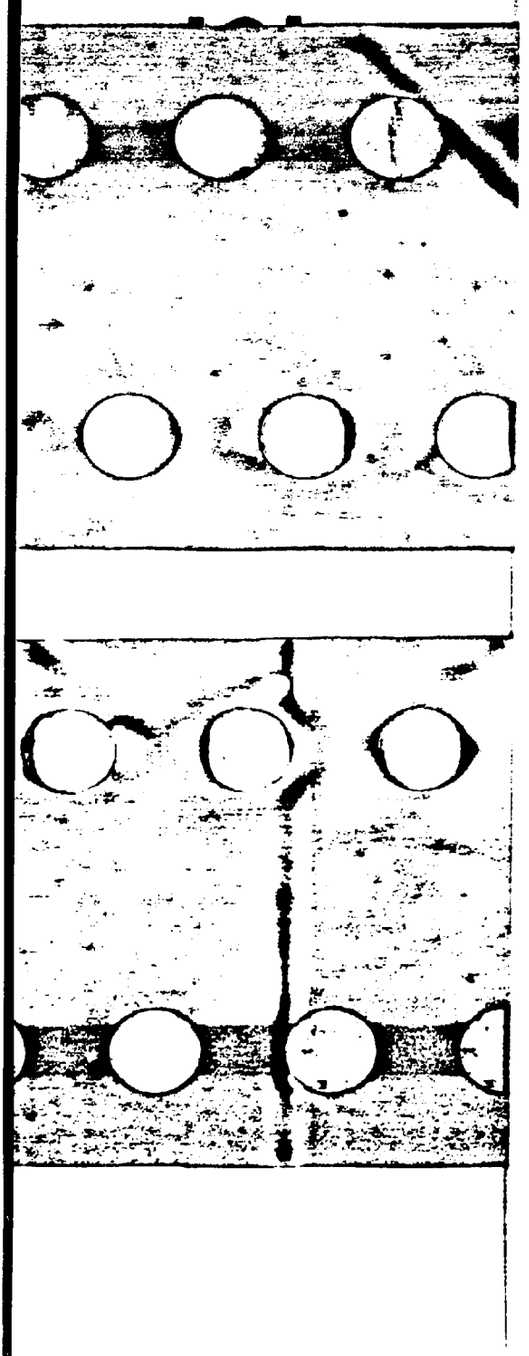
TO

DEED OF TRUST AND SECURITY AGREEMENT

PROPERTY DESCRIPTION

Land lying and being Lot No. 2 on Mr. Fred Walker's Re-Subdivision of part of Lots 11-12 of Block "L" as shown on the Plan of the Hermitage Addition to Nashville, as of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, and of record in Book 4885, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert D. Dykstra by deed from Ronnie Sanders of record in Book 7268, page 332, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8384 PAGE 892

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	50000.00
CON TX	165.00
PRFEE	1.00
WDEED	9.00
TOTAL	175.00
CHECK	175.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 06/27/91 01 BANK 0001 8494

26260

IDENTIFICATION REFERENCE

JUN 27 12 51 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 435486